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## **Request for Bid; May 16, 2025**

### **Repair of Cupola on Historic Bacon Academy**



Requested by: Bacon Academy Board of Trustees (BABOT), a 501(c)(3) nonprofit organization.

84 South Main St, Colchester, CT 06415

Primary Contact: Tom DesSureau, Secretary

Phone: (860) 908-6876

#### **Building History**

Architectural styles: Italianate architecture, Federal architecture

Added to NRHP: April 27, 1982

NRHP Reference Number: 8200436

The original Bacon Academy was built in 1803 and is located at 84 Main Street, Colchester, Connecticut. The main structure is 70 feet long by 34 feet wide three-story Flemish bond brick structure with Federal style details.

This request for proposal is for Preservation Construction Services of the historic Cupola.

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## Project Overview

This is an updated bid for restoration of the Cupola which was dated 2/28/2024 that is removing the previous requirements for a viewing area and replacing that with new lighting and camera viewing capability for the enclosed original historic Bell Tower. It also includes mandatory requirements for the matching grant program from the State Historic Preservation Office, and refreshed bids are required.

The existing Cupola is a late 19th century addition to the original early 19th century Bell Tower. A condition report and photos are below and detailed design drawings are in a PDF attachment to this proposal. Our goal is to stabilize and restore the Victorian Era Cupola to shell to weather-tight standards, including restoration and preservation of both the existing Cupola and the original Bell Tower inside of the existing visible Cupola. This includes restoration of the original bell ringing mechanisms, installation of lighting and a camera/video system to enable viewing of the historic bell tower which is inside of the Cupola.

The project will be financed in part by a Historic Restoration Fund grant from the State of Connecticut through the State Historic Preservation Office in the Department of Economic and Community Development. Due to the nature of this work, all bidders must be familiar with the Secretary of the Interior Standards for Historic Rehabilitation and have experience working on historic structures.

### Required Deliverables:

- All Bids and required documents are to be delivered, via email, in MS Office or PDF compatible documents by the due date in our timeline, to [dessurtm@live.com](mailto:dessurtm@live.com)
- All Bids must include full contact information, a detailed estimate including any/all budgetary requirements.
- All bidders are required to attend a **mandatory pre-bid meeting** in person.
- All bidders must complete, sign, and return the “CHRO Contract Compliance Regulations Notification to Bidders” form with the Bid response. Bids received without this completed form will be considered incomplete and rejected. The form can be found at: <http://www.ct.gov/chro/lib/chro/pdf/notificationtobidders.pdf>
- All bidder’s insurance carrier(s) shall be licensed to do business in the State of Connecticut and shall have an A.M. best rating of A-VII or better.
- Clarification and questions should be asked at the pre-bid meeting and will be addressed by the Bacon Academy Board of Trustees and/or representatives of Green Valley Architecture.
- The Bid shall include copies of any agreements your company requires to initiate and complete this project.

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## **Proposal Evaluation:**

Bacon Academy Board of Trustees will evaluate proposals based on the following criteria:

- Prior experience in building construction and preservation projects based on adaptive re-use for historic structures.
- Actionable solutions along with budgetary requirements.
- Innovative ideas for cost containment
- Availability for follow-up consultation
- Appropriate state licensing and insurance

## **Questions / Q&A:**

Any questions not presented and answered at the pre-bid meeting must be sent via email and will be addressed and shared with all Bidders

## **Pre-Bid Meeting/Site Visit**

The site visit will be combined with the pre-bid meeting. Full access to the interior of the facility will be available during this meeting, including roof access via the existing hatch.

All parties intending to attend the pre-bid meeting must RSVP by sending an email message to Tom DesSureault [dessurtm@live.com](mailto:dessurtm@live.com) Please include a list of all attendees by name, organization, phone number and email address. Interested parties are also encouraged to visit the site independently (external access only) at any time during daylight hours.

## **Timeline**

5.16.2025 - RFP Released

5.23.2025- Pre-Bid meeting and Site visit 10AM-Noon. **This is Mandatory**

5.31.2025 - **Proposals Due, including CHRO form**

6.1 – 6.15.2025 - Evaluation Period

6.18.2025- Finalist selected

6.19.2025 – 6.23.2025 – CHRO/ SHPO Filing & Approvals

6.23.2025 - Successful bidder announced

\*Work start date is expected in June/July 2025.

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## **Requirements for RFP Participation**

### **Insurance Requirements**

Workers Compensation and Employers Liability Insurance in full accord with the laws of the State of Connecticut with coverage as follows:

Employer's bodily injury by accident with liability limits of \$500,000 each accident.

Employer's bodily injury by disease with liability limits of \$500,000 each accident.

Commercial General Liability Insurance with a liability limit of \$1,000,000 per occurrence for all damages arising out of bodily injury, property damage, products/completed operations and contractual liability coverage for the indemnification provided under the contract. Each annual aggregate limit shall be not less than \$2,000,000.

Automobile Liability Insurance with respect to any owned, non-owned or hired vehicles which provide a liability limit of \$1,000,000 per occurrence for bodily injury or property damage.

The State of Connecticut shall be listed as additionally insured under the following coverages:

- Commercial General Liability- \$1M per occurrence
- General Aggregate- \$2M
- Umbrella Liability- If it is provided.
- The "Hold Harmless" Indemnification endorsement of the insurance shall include the interest of The Bacon Academy Board of Trustees (BABOT) and the State of Connecticut. The Contractor and Subcontractors and other interests shall be so named.

### **Bonding**

Bidders are required to have bid bonds (5% minimum) for contracts exceeding \$50,000 or subcontracts exceeding \$50,000.

Bidders are required to have Performance Bond for contracts exceeding \$25,000 or a subcontract exceeding \$50,000.

Bidders are required to have a Labor & Material Payment Bond for contracts exceeding \$100,000.

### **Awarded Contractor**

This project will be financed in part by a Historic Restoration Fund grant from the State of Connecticut through the State Historic Preservation Office in the Department of Economic and Community Development. Because of the level of state funding, state law requires the contractor, general contractor, or construction manager at risk to set a goal of twenty-five per cent (25%) of the state-funded portion of

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the contract for award to eligible subcontractors holding current small business enterprise (SBE) certification from the DAS under the provisions of C.G.S. 4a-60g. Of the portion of contracts set aside for SBE's, a goal of twenty-five percent (25%) (or 6.25% of the value of the entire contract funded by the state) must be set aside for awards to eligible contractors holding current minority business enterprise certification (i.e.: DAS certified Minority ("MBE"), Women ("WBE") and/or Disabled ("DisBE") owned businesses). The contractor, general contractor, construction manager at risk must make good faith efforts to employ minority business enterprises as subcontractors and suppliers of materials on such projects. Please complete CHRO Set-Aside Form at <https://portal.ct.gov/CHRO/Contract-Compliance/Contract-Compliance/Contract-Compliance-Forms-and-Reports> This document should be sent to James.Murray@ct.gov by the contractor selected.

### **Bidding/Proposal Costs**

All costs for preparing and submitting responses to this proposal including site visits, are the responsibility of the bidders. The Bacon Academy Board of Trustees (BABOT) are under no obligation to reimburse any bidders for any costs associated with preparing and/or submitting a proposal whether or not the bidder is selected. Bids should reflect the use of the BABOT 501C status (numbers will be provided to the finalist) for tax advantages on materials or other applicable services.

### **Not an Offer**

This Proposal shall not be deemed an offer. It represents a definition of general requirements and an invitation to recipients to submit a response addressing such requirements. Issuance of this proposal, the preparation and submission of a response and the subsequent evaluation of your response by BABOT does not commit BABOT to award a contract to any participant even if all the requirements of BABOT are met. Only the execution by BABOT of a written contract will obligate BABOT in accordance with the terms and conditions contained in such a contract.

Suppliers are responsible for examining with appropriate care all information, conditions and requirements associated that may in any way affect the costs or performance of service proposed. BABOT is not obligated to clarify errors and omissions in your proposal.

Review of all validly-qualified, submitted proposals will be performed by BABOT during the review period. At that time, BABOT may request further clarification or detailed presentations and may enter into negotiations with one or more participants.

BABOT owns all deliverables and may share your reports with, Green Valley Architecture and/or Colchester Town officials, Historic District Commission, potential contractors, members of our community or any other group/individual we deem necessary to implement our plans.

By beginning negotiations or accepting a BABOT response, BABOT does not intend to bind itself legally in any way. Oral and written communications between BABOT and the

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Supplier on the subject matter of the response are non-binding and shall always be considered subject to the execution of a formal written agreement.

BABOT reserves the right to make an award at any time during this process. BABOT further reserves the right to accept or reject, at its sole discretion, any and all proposals furnished in response to this Proposal or to negotiate separately with any source whatsoever on any manner deemed necessary by BABOT to serve its best interest, and to terminate negotiations at any time without incurring any liability. Accordingly, BABOT is under no obligation to award a contract based on this Proposal. All participants will be notified within a reasonable period of the eventual outcome of this process and debriefs will be considered.

## **Restoration Details**

The existing Cupola is a late 19th century addition to the original early 19th century Bell Tower. The goal is to historically restore the Cupola before a separate project to replace the roof begins. It is critical that the selected Cupola restoration contractor coordinate with the selected roofing contractor.

The goal is to stabilize and restore the Victorian Era Cupola to shell to weather-tight standards as detailed in the design drawings included in the PDF attachment with this proposal. The project also includes the restoration of the original Bell Tower inside of the existing visible Cupola. This includes cleaning and painting of all the original bell tower structure, restoration of the original bell ringing mechanisms and bell ropes to the 3<sup>rd</sup> floor, installation of new lighting and a camera/video system to enable viewing of the historic bell tower via WIFI. The original bell tower is one of the best-preserved bell towers done by the Revere Family from Boston, MA. This is a true historic treasure which is currently hidden inside of the existing Cupola. All painting shall be completed with a primer coat followed by two coats of paint historically matching the original colors.

The project will be financed in part by a Historic Restoration Fund grant from the State of Connecticut through the State Historic Preservation Office in the Department of Economic and Community Development. Due to the nature of this work, all bidders must be familiar with the Secretary of the Interior Standards for Historic Rehabilitation and have experience working on historic structures.

## **Referenced Attachments**

- The Cupola – Pictorial Presentation
- 2020 – Condition Report
- Cupola Restoration design and technical specifications (PDF)

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## **Building Description**

### **Building Name (Common)**

Historic Bacon Academy also referred to as Old Bacon Academy

### **Building Name (Historic)**

Bacon Academy

### **Notable features of Building or Site (Interior and Exterior)**

Located in Colchester, Connecticut, this property consists of two separate buildings. The larger and more historically significant of the two is the original academy, a three—story, brick structure, completed in 1803. The second building, Day Hall, in appearance a small frame chapel, was built as a church hall in 1858. It was acquired by the trustees of the academy in 1929. Both buildings were used for high school purposes until a new Bacon Academy was built in 1962 and replaced again in 1993 still using the Bacon Academy name.

Standing side-by-side on South Main Street, these two buildings are an integral part of Colchester's town center. Only a few feet to the south of the academy is the town firehouse, while on the other side of Day Hall stands the Congregational church. Across South Main Street from the front door of the main building, Academy Street runs eastward, with the town green to the north and the town hall and various commercial buildings to the south. In contrast to the bustle passing in front of the buildings, the rear windows look out over the old town burying ground.

The academy building is a severely plain, three-story, Federal style structure. Seventy feet long by thirty-four feet-wide, with a small one-story ell to the rear (built to house the school's lavatories in the early twentieth century), the building is constructed of bricks (Flemish bond) which were produced on a local farm for the purpose. The foundation is random fieldstone, with a facing of dressed granite blocks. The hipped roof is covered with asphalt shingles; and there are two brick chimneys on its east side about eighteen feet or so from either corner (two matching chimneys on the western side of the roof have been removed), while two sheet metal ventilator enclosures are visible behind the roof's upper ridge, and attached to the rear wall of the building are two iron fire escapes.

The building has few exterior decorative features. The cornice is plainly molded with a dentil course below. The fenestration is symmetrical. Around the central doorway of the main facade are twenty-six windows arranged in nine bays (with a slight gap, to accommodate the chimneys between the third and fourth and seventh and eighth bay). The sash is 6-over-6 (and appears original throughout) with granite lintels and sills. There are two important Victorian additions dating from about 1890. First, above the plain



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fanlight of the main entrance, there is an arched door hood supported by large, incised consoles.

Second, in the center of the roof is a large, eight-sided cupola with arched openings covered by louvers, small, paired cornice brackets, and a finial. It is very important to note that this cupola was built over the original open bell tower (illustrated in a print of Colchester published shortly after the academy was opened); and much of this original structure is preserved underneath. Thus, if it ever were decided to return the building to its original form, these remains would be a value guide to duplicating the dimensions of the first bell tower. The bell here is also significant. It is almost one hundred and fifty years old and is inscribed: "For Ward Bartholemew Brainard. Doolittle Fecit. 1830." Finally, the building's paint scheme is most complementary: the walls are cream with foundation, door and window trim, and cornices colored deep chocolate-brown.

The building's interior is utilitarian but is not without some interest. The plan is basically that of two large rooms on each floor with doorways opening out into a central hallway and stairwell. The chimneys which ran up the east and west walls of each room provided the necessary flues for iron stoves at either end (as evidenced by the thimble caps now partially hidden under layers of paint), while the large windows furnished excellent natural light. Most of the rooms still have elderly, built-in blackboards; and the lower part of the outer walls are wainscoted with wide horizontal boards with beaded edges. The floors are narrow oak, apparently laid in the early twentieth century; and the ceilings are hidden by modern acoustical tiles.

Above the third-floor classrooms is a shallow roofed attic which gives access through a trap door to the cupola. There are two large king post trusses at either end of the main ridge which help support the roof framing and the ceiling below.

The basement also reveals something about the building's construction. Divided into halves, there is a large basement summer beam in each, running lengthwise between the sills, supported at intervals by large posts set on shaped stone pedestals. From these summers, floor joists run at right angles to the sills, spanning a distance of about fifteen feet. This system has recently been supplemented by the insertion of steel I-beams under the joists between the summer and the sills. The cellar also contains a very old coal furnace which is no longer used, the building being heated with electricity.

### **Historical or Architectural Importance**

Historic Bacon Academy possesses three areas of significance. First, both the original academy building and Day-Hall are structures of architectural merit. Second, the history of the school over the past 176 years reflects changing ideas and social attitudes about education. Finally, Historic Bacon Academy is associated with the lives of several individuals important in state and national history.



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The academy building is a fine example of a utilitarian structure with Federal stylistic details. In spite of its excellent proportions, the exterior of the building appears unnecessarily plain on first view. Yet, there are subtle details here which a more careful inspection will appreciate. These include: the arched transom light over the door, the - stone sills and flared lintels of the windows, the dentilated cornice, and the hipped roof with its slender brick-chimneys. The only jarring note here is the Victorian cupola; but, from the remaining evidence of the old bell tower it encloses, one can imagine the delicate proportions of the original and its harmony with the rest of the structure. Also, of interest is Day Hall, which is a good example of a modest, mid-Victorian public building embodying a number of Italianate decorative elements such as segmental arched windows and prominent brackets under the eaves.

The history of Bacon Academy is but one chapter of the overall history of secondary education in Connecticut. The origin of this institution was the estate of Pierpont Bacon, a prosperous - Colchester farmer who, dying childless in 1800, left most; - of his land and other property, amounting to over \$35,000, to the inhabitants of the First Society of Colchester' to support and maintain a school. Elementary education being provided for by the town's local school districts, it was decided by the trustees of Bacon's request (who were confirmed by the General Assembly) to found a Proprietary Academy mainly to prepare young men for college, but which also offered local boys the chance to gain an advanced knowledge of English and mathematics to enable them to directly enter commercial careers.

Bacon Academy was not unique; for in other eastern Connecticut towns such as Windham, Norwich, Plainfield, and Woodstock similar secondary schools were organized in the last years of the eighteenth and the first years of the nineteenth centuries. Some of these institutions continue to this day, others have withered away, but each one's history is different and is the product of many intertwined events and personalities. In briefly sketching the history of Bacon Academy, this larger context should not be forgotten.

The new Bacon Academy, constructed at a cost of \$7,000, opened its doors to its initial students in 1803. The school was fortunate to have as its first principal, John Adams, a Yale graduate, who within two months had attracted 206 students to the school including 63 from other towns. Adams put the school on a firm footing but left in 1810 to take up the principal's office at Phillips Academy in Andover, Massachusetts, where he remained for the next twenty-three years establishing his reputation as an American "Dr. Arnold" (the legendary headmaster of Rugby School in England). Following Adams' departure, the school stagnated; but under the leadership of Charles Pomeroy Otis, principal from 1827 to 1837, its fortunes reached an early peak. Indeed, during the last year of Otis' tenure, the academy was attended by 425 boys, 137 of whom came from other Connecticut towns, and 32 more from other states. This latter group included a number of sons of Southern plantation owners, sent north to be prepared for college. Because Colchester was a small town, it was difficult to accommodate this influx of boys from far

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away; and only because nearly every family who lived near the town green took boarders, sufficient space was found.

In the year after Otis' resignation, Bacon Academy entered a period of slow decline. Even the incorporation of a "Female High School" in 1842 and financial and curriculum reforms in the early 1850s do not appear to have reversed this trend. The root of the problem was that the trustees and principals throughout most of the nineteenth century wanted to transform the academy into an independent private school with a rigorously "classical" course of study which would attract out of town students in large numbers, while serving the needs of town only as an afterthought. In short, Bacon Academy wished to follow in the footsteps of such schools as Phillips Academy and Deerfield Academy.

By 1890, it was clear that this vision would never succeed; and the trustees and their principals gradually restructured the academy to serve as a privately endowed High School for the town of Colchester, emphasizing a more balanced curriculum of college preparatory, commercial, and general courses of study for all the town's students. Symbolic, perhaps, of this new direction was that when the small chapel to the north of the academy came into the trustees' possession in 1928 the basement floor was remodeled for the teaching of home economics.

For the first 136 years of its existence, the income from the trust's endowment (Bacon's bequest had been supplemented over the years by numerous gifts) was sufficient to meet the school's expenses; but, after 1939, the town began to contribute tax money to support the school, marking the beginning of the end of the trustees' sole control over the school's affairs. In 1962 a new high school was built which retains the name Bacon Academy. The Historic Bacon Academy was then left to be managed by the BABOT who has leased parts of the building for town and/or school use intermittently over the years.

Bacon Academy was attended by a number of men who went on to historically important careers in politics, business and education. It is only possible here to list the most prominent.

1. Stephen F. Austin: founder of the colony of Americans in that part of Mexico which later became the state of Texas.
2. Lyman Trumbull: governor of Illinois and, afterwards, senator. A great friend and supporter of Abraham Lincoln during the Civil War.
3. Morrison Waite: chief justice of the United States Supreme Court, 1874—1888.
4. Edwin Denison Morgan: governor and U. S. senator from New York.
5. William Larrabee: governor of Iowa.
6. William A Buckingham: governor of Connecticut.
7. Morgan Bulkéley: governor of Connecticut.
8. Eliphalet Bulkeley: organizer and first president of the Aetna Life Insurance Company.

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9. Park Benjamin: editor and poet.
  10. Isaac Edwin Crary: Michigan's first U. S. representative and a founder of the University of Michigan.
  11. James T. Champlin: an early president of Colby College.
  12. Edwin B. Cragin: an eminent surgeon and Colchester benefactor

## **Condition Report**

**Site:** Historic Bacon Academy

84 Main St, Colchester, CT

### **INSPECTION – 7/11/17**

Upon Inspection the following was found:

Cupola: The spire had small pieces missing otherwise it is in very good condition. 1/3 of the louvers were dry rotted, loose, or missing. 1/3 of the trim is in very loose condition. Roofs in fair condition will need replacement.

Main Roof: Fair condition. Fair condition. Will need replacement 5-8 years. Roof deck is  $\frac{3}{4}$ " wide planks with  $\frac{1}{2}$ " plywood with architectural shingles on top.

## **Pictures of Exiting Cupola and Bell Tower**



Base of cupola newer siding.

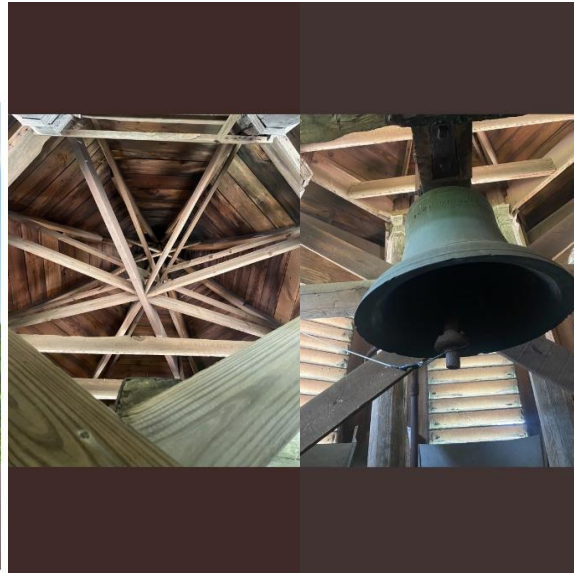


Dry rotted louvers.





Loose trim on cupola







Main roof with new hatch.



Cupola roof fair condition.



Spire minor missing wood.



## Proposal

**All Proposals must be Submitted to:** Bacon Academy Board of Trustees, Secretary,  
Tom Dessureault via email [dessurtm@live.com](mailto:dessurtm@live.com)

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All material should be guaranteed as specified. All work to be completed in a substantial workmanlike manner according to the specifications submitted, per standard practices. Any alterations or deviations from the specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate only upon approval.