

Lawton and Allied Families  
135 Lamont Drive, Decatur, Georgia 30030-2339

### **INVITATION FOR BIDS**

Sealed bids for the stabilization of the brick perimeter wall of the Lawton-Seabrook Cemetery located at 7938 Steamboat Landing Road, Edisto Island, South Carolina will be accepted by the Lawton and Allied Families until March 28, 2025 at 12:00 Noon. Bids may be mailed or delivered by hand or by express courier to our office at 135 Lamont Drive, Decatur, Georgia 30030-2339. Please mark the outside of the envelope with "Lawton-Seabrook Cemetery Wall Stabilization." Bids must be received by the specified time at which time they will be opened and recorded.

This project is funded, in part, by a Historic Preservation State Grant from and administered by the South Carolina Department of Archives and History (SCDAH). The Lawton-Seabrook Cemetery is listed on the National Register of Historic Places and all work must be in accordance with the attached plans and specifications that have been approved by SCDAH to be in compliance with the applicable Secretary of the Interior's Standards for Treatment of Historic Properties.

Contractor must provide evidence of a minimum of five (5) previous projects on similar historic masonry structures. Crews used on the Lawton-Seabrook Cemetery Wall Stabilization will be the crews used on the referenced work. Failure to meet this requirement is justification for elimination of the bidder from consideration on this project. Contractors shall, in addition, supply five (5) references.

Contractor awarded the project must furnish evidence of general liability insurance and workers compensation before work can begin.

Contractor must obtain all necessary permits from Charleston County before work can begin.

Clean and maintain the work site in an orderly manner daily.

All work must be completed no later than November 1, 2025.

### **SCOPE OF WORK**

The stabilization of the brick perimeter wall will include the following in addition to the "Lawton-Seabrook Cemetery Restoration Project Specifications Manual" (Attachment A).

1. Inappropriate repair mortars will be removed and replaced with historically appropriate materials to ensure a more accurate and sympathetic restoration of the original construction. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
2. Bricks will be salvaged and cleaned of biological growth and old mortar in preparation for reuse. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

3. Brick, mortar, and stucco surfaces will be thoroughly cleaned to remove biological growth and environmental staining. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

4. Portland cement wall cap will be removed and replaced with historically appropriate materials, and damaged sections of the wall and wall cap will be reconstructed using historically accurate materials and techniques. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials. Replacement of missing features will be substantiated by documentary and physical evidence.

5. Structural crack repairs and repointing of defective mortar joints will be carried out as needed. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

6. The entry gate columns will be cleaned, repointed, and rebuilt as required. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Areas affected by rust-jacking from previous iron gate hardware will be repaired, including any necessary brick replacement. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible materials. Replacement of missing features will be substantiated by documentary and physical evidence.

- **Site visits**

Periodic site visits from the Lawton and Allied Families staff are to be expected.

- **Accessibility**

All entrances and exists are to remain clear at all times so visitors can come and go unimpeded. Active work areas are to be delineated by appropriate cautionary tape or like signage.

- **Residential Access and Noise Restriction**

Contractor must not block auto access to driveways and residences along Sweet Dewey Lane. Work noise (power/construction equipment, etc.) limited to 8 AM – 5 PM, Monday-Friday.

- **Water/ Power / Toilet Facility**

Water, power, and toilet facilities are not available on site.

- **Job site cleanliness**

Job site shall remain litter and debris-free at all times. It shall be contractor's responsibility to clean both interior and exterior work sites thoroughly at the end of each workday. It is allowable to use the dumpster on site for disposal of debris and trash.

Attachment A: Lawton-Seabrook Cemetery Restoration Project Specifications Manual

**Lawton-Seabrook Cemetery Restoration  
Project Specifications Manual**

**Prepared for:** Lawton-Seabrook Cemetery

**Project Location:** Edisto Island, South Carolina

**Project Owner:** Lawton and Allied Families Association

**Owner's Representative:** Neale Hightower

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**Prepared by:** UpSouth LLC

**Date:** December 2, 2024

## SECTION 01 11 00 - SUMMARY

### PART 1 - GENERAL

#### 1.1 SUMMARY

- A. The Work includes the restoration of historic masonry at the Lawton-Seabrook Cemetery, involving:
1. Cleaning of masonry surfaces.
  2. Repointing deteriorated mortar joints.
  3. Rebuilding damaged masonry.
  4. Crack and stucco repair.
  5. Wall cap restoration.
- B. All work shall adhere to National Park Service Preservation Briefs and ASTM standards.

#### **Applicable Preservation Briefs** (Available from NPS.gov)

1. **Preservation Brief 1:** *Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings*
2. **Preservation Brief 2:** *Repointing Mortar Joints in Historic Masonry Buildings*
3. **Preservation Brief 6:** *Dangers of Abrasive Cleaning to Historic Buildings*
4. **Preservation Brief 22:** *The Preservation and Repair of Historic Stucco*

The content of the above-listed Preservation Briefs shall be considered part of these specifications and must be adhered to during this work. If there is a conflict between these specifications and those provided by the Preservation Briefs, the stricter specification shall prevail, but only after the conflict has been reviewed and accepted by the Owner.

#### 1.2 RELATED REQUIREMENTS

- A. Section 01 43 16 - Qualifications.
- B. Section 01 45 29 - Testing Laboratory Services.
- C. Section 04 01 20 - Masonry Cleaning and Maintenance.
- D. Section 04 03 23 - Historic Masonry Repointing.
- E. Section 32 90 00 - Tree Protection.

#### 1.3 SUBMITTALS

- A. Product Data:
1. Cleaning agents, mortars, and repair materials.
  2. Certifications and test data demonstrating compliance with ASTM standards.
- B. Field Samples:
1. Mockups of cleaning, pointing, and stucco repair for approval.
  2. Sample of proposed replacement brick for approval.

[END OF SECTION]

**SECTION 01 33 00 – SUBMITTAL PROCEDURES****PART 1 - GENERAL****1.1 SUMMARY**

- A. Section includes procedures for submitting project documentation, including drawings, product data, and mockups, to the Owner's Representative for proper dissemination.

**1.2 ACTION SUBMITTALS**

- A. Required submittals shall include:
  - 1. Detailed demolition plans.
  - 2. Product data sheets for materials.
  - 3. Mockups for approval.
- B. Submit all documentation in electronic format unless otherwise specified.

**1.2 SUBMITTAL PROCESS**

- A. All submittals shall be directed to the owner's representative.
- B. The Owner's representative will review the submittals and distribute them to the relevant parties, including designers consultants, and any approving authority.
- C. A record of submittals and approval shall be maintained throughout the project.

[END OF SECTION]

## **SECTION 01 43 16 - QUALIFICATIONS**

### **PART 1 - GENERAL**

#### ***1.1 QUALIFICATIONS REQUIREMENTS***

A. Contractors must demonstrate:

1. At least 5 years of experience in historic masonry restoration.
2. Successful completion of five comparable projects in the past 10 years.

B. Key personnel must have experience with lime-based mortars and historic masonry techniques.

#### ***1.2 ACTION SUBMITTALS***

A. Submit the following as part of the bid package:

1. Project portfolio showcasing comparable work.
2. Resumes of key personnel.
3. References from architects or engineers, upon requested of Owner.

[END OF SECTION]



**SECTION 01 45 29 - TESTING LABORATORY SERVICES**

**PART 1 - GENERAL**

***1.1 TESTING REQUIREMENTS***

- A. Material testing must conform to ASTM C1324 and ASTM C856.
- B. Provide pre-construction mockups for approval.

[END OF SECTION]

**Section 02 41 19 – SELECTIVE DEMOLITION****Part 1 – GENERAL****1.1 SUMMARY**

- A. Section included the removal of non-historic stucco from the cemetery wall.

**1.2 RELATED REQUIREMENTS**

- A. Section 04 03 23 – Historic Masonry Repointing.
- B. Section 04 03 30 – Masonry Rebuild.

**1.3 ACTION SUBMITTALS**

- A. Submit a detailed demolition plan indicating methods and sequence of stucco removal.

**PART 2 – PRODUCTS****2.1 TOOLS AND EQUIPMENT**

- A. Use non-abrasive hand tools or low-impact power tools to prevent damage to the historic masonry beneath.
- B. Equipment must be approved by the Owner before use.

**PART 3 – EXECUTION****3.1 DEMOLITION PROCEDURES**

- A. Carefully remove all non-historic stucco layers without damaging the historic masonry substrate.
- B. Continuously monitor the condition of the underlying masonry during demolition.
- C. Dispose of removed materials in accordance with local regulations

[END OF SECTION]

## **SECTION 04 01 20 - MASONRY CLEANING AND MAINTENANCE**

### **PART 1 - GENERAL**

#### ***1.1 SUMMARY***

A. Section includes cleaning of historic masonry to remove contaminants, including algae, fungus, soot, and other soiling agents.

#### ***1.3 ACTION SUBMITTALS***

- A. Refer to Section 01 11 00 – Summary and Section 01 33 00 – Submittal Procedures for submittal requirements.
- B. Product Data Sheets for each cleaning agent to be used.
- C. Cleaning methods and procedures.

### **PART 2 - PRODUCTS**

#### ***2.1 CLEANING AGENTS***

- A. Biodegradable and non-acidic solutions suitable for historic masonry.
- B. Approved cleaning agents include proprietary cleaners meeting NPS Preservation Brief 1 standards.

### **PART 3 - EXECUTION**

#### ***3.1 CLEANING METHODS***

- A. Test cleaning solutions on inconspicuous areas before full application.
- B. Use low-pressure water spray for rinsing to prevent damage.
- C. Monitor cleaning to ensure no over-saturation of masonry.

[END OF SECTION]

## **SECTION 04 03 23 - HISTORIC MASONRY REPOINTING**

### **PART 1 - GENERAL**

#### **1.1 SUMMARY**

A. Section includes repointing of mortar joints to restore structural integrity and historic appearance.

#### **1.3 ACTION SUBMITTALS**

- A. Refer to Section 01 11 00 – Summary and Section 01 33 00 – Submittal Procedures for submittal requirements.
- B. Product Data Sheets for all materials to be used.
- C. Repointing methods and procedures.

### **PART 2 - PRODUCTS**

#### **2.1 MORTAR MATERIALS**

- A. Masons Lime, Type S lime meeting ASTM C207.
- B. White Portland Cement, meeting ASTM c-595 Type IL
- C. Aggregates meeting ASTM C144, with grading to match existing mortar.
- D. Pigments as needed to match existing mortar color.

### **PART 3 - EXECUTION**

#### **3.1 REPOINTING PROCEDURES**

- A. Remove deteriorated mortar carefully to avoid damage to masonry.
- B. Apply mortar in layers no greater than 3/8 inch, ensuring complete joint filling.
- C. Finish joints to match the original profile and texture.

#### **3.2 CURING**

- A. Protect rebuilt masonry from rapid drying by covering with damp burlap or plastic sheeting.
- B. Wet curing for a minimum of 7 days under controlled conditions.

[END OF SECTION]

**SECTION 04 03 25 - MORTARS****PART 1 - GENERAL****1.1 SUMMARY**

A. Section includes specifications for mortar mixes to be used in repointing and rebuilding historic masonry.

**1.3 ACTION SUBMITTALS**

- A. Refer to Section 01 11 00 – Summary and Section 01 33 00 – Submittal Procedures for submittal requirements.
- B. Product Data Sheets for all materials to be used.
- C. Mortar mix formulation for each mortar proposed and its location of use.

**PART 2 - PRODUCTS****2.1 MORTAR MIX**

- A. Mortar shall be compatible with existing masonry units to prevent damage or deterioration.
- B. Mortar shall be made from the following:
  - 1. White Portland cement (ASTM C150 or ASTM C595 IL).
  - 2. Masons Lime (ASTM C207, Type S).
  - 3. Masons Sand (ASTM C144 or ASTM C-897).
- C. Mortar color and texture shall match the existing mortar as closely as possible.

[END OF SECTION]

**SECTION 04 03 30 - MASONRY REBUILD****PART 1 - GENERAL****1.1 SUMMARY**

A. Section includes procedures for rebuilding damaged masonry structures using replacement materials.

**1.3 ACTION SUBMITTALS**

- A. Refer to Section 01 11 00 – Summary and Section 01 33 00 – Submittal Procedures for submittal requirements.
- B. Product Data Sheets for all materials to be used.
- C. Rebuild methods and procedures.

**PART 2 - PRODUCTS****2.1 MASONRY UNITS**

A. Replacement bricks shall match the size, color, and texture of existing masonry as closely as possible.

**PART 3 - EXECUTION****3.1 PREPARATION**

A. Soak replacement bricks in clean water for a minimum of 24 hours prior to installation to prevent rapid moisture absorption from mortar.

**3.2 INSTALLATION**

- A. Lay bricks using specified mortar mix, ensuring full bed and head joints.
- B. Align courses to match the existing masonry pattern.
- C. Tool joints to match the original profile and finish.

**3.3 CURING**

- A. Protect rebuilt masonry from rapid drying by covering with damp burlap or plastic sheeting.
- B. Wet curing for a minimum of 7 days under controlled conditions.

[END OF SECTION]

## **SECTION 32 90 00 - TREE PROTECTION**

### **PART 1 - GENERAL**

#### ***1.1 SUMMARY***

A. Section includes protection measures for trees within the construction area, including Grand trees.

### **PART 3 - EXECUTION**

#### ***3.1 TREE PROTECTION MEASURES***

- A. Erect barriers before mobilizing construction equipment.
- B. Inspect barriers weekly and after significant weather events.
- C. Prohibit heavy vehicle traffic within the root zones of protected trees.

[END OF SECTION]

[END OF DOCUMENT]



Lawton and Allied Families  
135 Lamont Drive, Decatur, Georgia 30030-2339

**FORM OF PROPOSAL**

**BIDDER'S NAME:** \_\_\_\_\_

**BIDDER'S ADDRESS:** \_\_\_\_\_

\_\_\_\_\_

**PHONE NUMBER:** \_\_\_\_\_

**E-MAIL:** \_\_\_\_\_

**PRINCIPAL CONTACT:** \_\_\_\_\_

**BIDDER'S LICENSE NO.:** \_\_\_\_\_

**CONTRACTOR'S LICENSE NO.:** \_\_\_\_\_

The undersigned bidder, having carefully examined the specifications, bid documents, and conditions for the contract and having visited the site of the proposed project, "Lawton-Seabrook Cemetery Wall Stabilization" and being familiar with the conditions there existing and having fully and with due diligence informed and satisfied himself of all the requirements necessary for the Work enumerated in the Contract Documents, within the allotted time set forth therein, hereby agrees to furnish all supervision, labor, materials, equipment, and services for the "Lawton-Seabrook Cemetery Wall Stabilization."

The undersigned bidder also hereby expressly affirms his compliance with the following:

- South Carolina Human Affairs Law and Title VI of the Civil Rights Act of 1964, as amended, prohibiting discrimination on the basis of race, color, creed, sex, national origin, disability, or age.
- That neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any State or Federal department or agency.
- Copeland "Anti-Kickback" Act (18 U.S.C. 874) as supplemented in Department of Labor regulations (29 CFR Part 3). This act provides that each contractor or sub-grantee shall be prohibited from inducing, by any means, any person employed in the construction, completion, or repair of public work, to give up any part of the compensation to which he is otherwise entitled.

**BASE BID**

The Base Bid, in accordance with the Contract Documents for the lump sum amount of:

\_\_\_\_\_ (\$ \_\_\_\_\_)

**TIME OF COMPLETION**

The undersigned agrees to initiate the Work within ten (10) consecutive calendar days from the date set forth in the Notice to Proceed and to complete the Work on or before Date of Substantial Completion as defined in the agreement. The Project shall be completed by November 1, 2025.

**LIQUIDATED DAMAGES**

The undersigned agrees that in the case of failure on the part of the Contractor to complete the Work on the Date of Substantial Completion, the Contractor shall pay to Lawton and Allied Families as Liquidated Damages the sum of Five Hundred Dollars (\$500.00) for each consecutive calendar day the actual contract time exceeds the specified Contract Time and the Work remains substantially incomplete.

**BID GUARANTEE**

It is agreed that no persons or company other than the firm listed below or as otherwise indicated hereinafter has any interest whatsoever in this proposal of the Contract that may be entered into as a result thereof and that in all respects the proposal is legal and fair, submitted in good faith and without collusion or fraud.

**NAME OF CONTRACTOR:**

\_\_\_\_\_

**SIGNED BY:**

\_\_\_\_\_

(Owner, President, Partner, Principal or equivalent)

**NAME / TITLE:**

\_\_\_\_\_

**WITNESS:**

\_\_\_\_\_

Sole Proprietor

Joint Venture

Partnership

Corporation

(Affix seal if Corporation)

\_\_\_\_\_

(State of Incorporation)