

Town of Johnson
REQUEST FOR BIDS
Granite Steps

General Specifications and Instructions

Background – The Town of Johnson owns a Welcome Center (22 Lendway Lane) positioned between the Lamoille Valley Rail Trail and the Old Mill Park. The Welcome Center sits on a bank above a gravel walking path around Old Mill Park. Johnson was awarded a small grant to install a set of granite block steps on the bank. The grant must be completed (work completed, invoice paid and grant report with reimbursement request submitted) by December 1, 2026.

The Town is seeking bids for providing all labor, equipment and materials to construct the steps per the attached specifications. The granite blocks will be 5' wide, 18" deep and 7" high.

How to Submit a Bid – Bids must be submitted on the attached Bid Form and must be delivered to the Town of Johnson, Municipal Building, 293 Lower Main Street West (Rt. 15) before the bid opening scheduled for Tuesday, September 29, 2026 at 11:30 am. Bids may be dropped off/hand delivered at the physical address shown above, or bids may be mailed to the Town of Johnson, P.O. Box 383, Johnson, VT, 05656. Mailed or hand delivered bids must be in a sealed envelope marked, "Stone Steps Bid". Also, bids may be emailed to ceds@townofjohnson.com. Use "Stone Steps Bid" on the subject line.

Bidding will be on a lump sum basis.

Site Visit - A site visit and a pre-bid meeting are not planned.

Permits – The Town has secured the needed Act 250 permit. The contractor will comply with Dig Safe requirements. The contractor should verify with the Village of Johnson that there are no water, sewer or electric lines under the work site.

Questions – Questions about these Instructions, Technical Specifications, Bid Form or the project in general must be directed to Carl Rogers, Interim Community and Economic Development Specialist for the Town. Call the Johnson Town Offices at (802) 635-2611, or email ceds@townofjohnson.com.

Decision, Selectboard Action – The Johnson Selectboard will consider awarding the contract during its meeting on October 5, 2026. The Selectboard reserves the right to reject any or all bids and to waive any informalities, and to award the contract to other than the low bidder. Experience setting large stone blocks like the specified granite blocks, reference check

information and assurance of completion by the stated deadline may be considered in making the award.

Insurance – The selected bidder must have insurance for workers compensation and general business liability. In the interest of time, please indicate on the Bid Form if the bidder has insurance. After the bid opening, Town staff will contact the preferred bidder(s) and request the bidder have its insurance agent(s) submit certificate(s) of insurance attesting to the required insurance. Certificate(s) must be received before the Selectboard meeting.

Agreement – These General Specifications, the Technical Specifications, the selected bidder's bid and the Selectboard's decision shall form the agreement between the selected bidder and the Town.

Payment – Bids will be supplied on a lump sum basis. One payment for the awarded amount will be made upon satisfactory completion of the work described in the attached Technical Specifications. Because of the grant completion deadline, payment will be made very soon after receipt of the invoice. The Town asks the contractor to submit the bill immediately after completion, or upon the Town's request.

Contract Completion – All specified work must be completed no later than Friday, November 13, 2026.

Source for Blocks – One source for the specified blocks is Keystone Architectural Stone and Landscape on Airport Road in Berlin, VT (www.keystoneasl.com) representing Swenson Granite. The Town is providing this information for the bidders' convenience. Bidders may acquire the granite blocks meeting the Town's specifications from a dealer of their choice.

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Technical (Construction) Specifications

General – The contractor shall supply all materials, labor and equipment to install the steps as specified. The steps shall be constructed on the marked location on the bank between the Old Mill Park and the Lamoille Valley Rail Trail Welcome Center (22 Lendway Lane). There is good motor vehicle access to the worksite.

Restoration of the grassy bank disturbed by the construction shall be the contractor's responsibility. If the gravel lane and walking path are disturbed, the contractor shall level the disturbed spots. The contractor shall be required to clean up and remove any debris produced by the project.

Granite Steps – The steps shall be constructed of ten (10) 5'-wide by 18" deep, by 7" high granite blocks. The face of the blocks (the riser or side that will be seen) shall have a split face finish. The top of the blocks (the surface walked on) shall have a thermal finish for traction.

Under each block, two (2") inches of crushed gravel shall be well compacted with a portable hand held compactor or a machine mounted compactor to prevent settling and shifting. Blocks shall be outsloped (pitched slightly to the front edge) not more than 1% to improve run-off. The upper block shall overlap the block below by 2" creating a 16" tread at each step.

The bottom of the lowest block shall be at grade with the path/road around Old Mill Park. The top of the highest block shall be at grade with the top of the bank. Re-grading the top of the bank around the highest block may be needed. If needed, the contractor shall level the bank 2' wide from each end of the highest block and 3' out from the 5' wide side. The steps will be on a straight course- no turns, no angles.

Stone Armoring – A three-feet (3') wide area parallel to the side of the steps shall be armored with stone. Sixteen (16") inch to 20" rounded boulders shall be fitted into the armoring area to cover the area as much as possible. Three-quarter (3/4") inch crushed gravel shall be spread between the boulders to completely cover the ground. One purpose of the armoring is to encourage people to use the steps and not walk on the bank, thus rounded boulders are specified.

Pipe Railing – The contractor shall install a pipe railing on the right side as walking down the steps. The railing and posts shall be constructed of 1 ½" Gator Tubing Pipe and galvanized steel Kee Klamp pipe fittings. The railing will have two horizontal rails- a top rail and a mid-level rail. Upright posts shall be at the top and bottom of the steps and spaced evenly about 4' apart

between the top and bottom. The railing and posts shall be powder coated black. The posts shall be anchored by attaching a steel plate to the top of the steps.

September 9, 2026

**Town of Johnson
Granite Steps
BID FORM**

~Bids are due no later than 11:30 am on Tuesday, September 29~

The bidder named below agrees to provide all labor, materials and equipment needed to construct the granite block steps with side rail and stone armoring, as specified, for the lump sum amount listed below.

Bid:\$_____

In case one additional 5'x18"x7" block step is needed or if one block is not needed, provide a cost for supplying and installing and for deducting one block. \$_____

Name of Bidder:_____

Address: _____

Telephone Numbers- Office_____ Cell_____

Email Address:_____

Does the bidder have workers compensation and business liability insurance? Yes____ No____

Bidder confirms they can complete the project by the stated completion date: Yes____ No____

Signature:_____ Date:_____

Printed Name:_____