

REQUEST FOR BIDDER QUALIFICATIONS

Phase II Improvements at the Judge Norman Foster House

1649 Bayshore Drive, Villas, NJ 08251

Pursuant to N.J.S.A. 40A:11-25, "Prequalification of Bidders," the Township of Lower is seeking qualifications from prospective contractors specializing in preservation and restoration construction work. The Judge Nathaniel Foster House, erected about 1727, is significant as an example of a well-preserved early heavy timber frame house and later remodeled (c. 1826) in the Federal style. The recently completed Phase I project included the installation of a new wood shingle roof, strategic structural reinforcement of its wood frame, removal of asbestos siding and the repair of the underlying clapboard, as well as a new electrical panel and re-wiring of the first floor.

The objective for this Phase II project is to make public visitation possible and to address work deferred from the previous project. Preservation work includes rebuilding two deteriorated chimneystacks above the roofline, fabricate missing window shutters, conserve the historic iron fireback in the first floor parlor. To improve occupancy, the second floor would be rewired. To realize public access to the building's interior, a limited use/limited applications (LU/LA) access lift and construct new landing, steps and railing to serve the kitchen's north door would be installed in the enclosed porch to provide ADA access to the first floor of the house. The existing enclosed (non-historic) side porch would be renovated by replacing its exterior entrance door and rebuilding two exterior walls with new windows. The existing freestanding wood framed outbuildings, namely a shed and an outhouse, will be stabilized. Lastly, a suitable parking area and accessible path will be installed to the enclosed porch. All proposed work shall meet the requirements of the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (rev. 2017). This project has received grant funding from the New Jersey Historic Trust.

A Bidder's Qualifications Statement is available as a PDF file by visiting the Township's Notice to Bidders page at <https://townshipoflower.org/noticetobidders.php>. All questions must be made to the Township of Lower Purchasing Agent in writing via email (no phone calls will be taken).

OWNER

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Contractors must submit a completed Bidder's Qualification Statement in duplicate (one original and one complete unbound photocopy) **to the attention of the Township of Lower Purchasing Agent no later than 2:00 p.m. on Wednesday, October 15, 2025.** Faxed submissions will not be accepted.

It is the Township's intention to release Bid Documents to qualified bidders shortly thereafter. Bid Documents are not available for review at this time. Only contractors that have been determined to be qualified will be allowed to bid on this project. Bidders are required to comply with the requirements of N.J.S.A. 10:5-31 et seq.

Adv September 17, 2025