

TOWN OF KEEDYSVILLE, MARYLAND

“Where Northern Thrift and Personality Blend with Southern Charm and Hospitality”

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Ken Lord, Mayor
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Sarah Baker, Council Member
Judy Kerns, Council Member
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ADDENDUM TO THE HISTORIC MT. VERNON CHURCH SLATE ROOF REPLACEMENT INVITATION FOR BIDS AND SPECIFICATIONS

JUNE 11, 2026

Based on questions from parties interested in the referenced project, the Mayor & Council of Keedysville would like to provide the following clarifications and additional information.

1. At this time, the only documents available for this project are the five-page bid specification document posted on the Town's website and this two-page addendum.
2. No construction drawings or architectural plans are available for the building.
3. Prevailing wage requirements do not apply to this project.
4. A bid bond is not required.
5. The estimate for this project is \$169,800.00.
6. Contractors are not required to be union-affiliated to submit a bid for this project.
7. The Town will coordinate with Potomac Edison regarding temporary disconnection or de-energizing of electrical service lines as necessary to facilitate the work.
8. New slate roofing materials shall closely match the existing slate in size, shape, color, texture, and overall appearance. Existing decorative patterns, including variations in slate size, shape, color, and layout, shall be replicated to the greatest extent possible in order to preserve the historic character of the building.
9. Existing roof decking shall be replaced as necessary. Replacement decking may consist of either wood boards or plywood and shall comply with applicable building code requirements and slate roofing manufacturer recommendations.

10. The Town intends to retain and reinstall the existing finials, provided they can be removed without damage and are determined to be in suitable condition for reuse.
11. Copper ridge caps shall be installed at roof peaks in lieu of replicating the existing slate-overhang ridge detail.
12. Snow rails shall be included as part of the roof replacement project and installed in the same locations as the existing snow rails. Snow rail brackets, attachment hardware, and related metal components shall be copper. Rails shall be constructed of high-quality, rot-resistant hardwood.
13. Unless otherwise noted, all flashing, valleys, ridge caps, gutters, downspouts, snow rails, and other roofing accessories shall be new copper.
14. The successful contractor shall coordinate the timing and use of scaffolding with masonry and painting contractors who are expected to be performing work on the bell tower during the project period.
15. Photos and videos of the interior of the bell tower are available at this link:
https://drive.google.com/drive/folders/1sDrGuRX0hBca1Ggd3qR_LSBLHoQU14kt?usp=drive_link