

# Town of Oriental

## Repair/Rebuild Net House

### 1. Foundation

The Net House's location is in a grandfathered status and the building will need to be raised off its current foundation, a reinforced foundation constructed or rebuilt and then placed back into its original position. The building will need to be reattached with hurricane straps. 6X6s set in concrete with tie-down hardware. 2X10 girder system, bolted to 6X6 with 5/8 galvanized bolts. Strap building to girder system.

### 2. Replace Floor.

Remove subfloor. Replace damaged floor joists. New 3/4' plywood subfloor glued and nailed to code.

### 3. Repair/Rebuild Walls.

Walls will need to be rebuilt. Set windows and door.

### 4. Windows and Door

Windows and door will need to be replace or added as specified in the drawings.

### 5. Roof/Rafters

Replace ceiling joists. Replace damaged rafters and resheathing.

### 6. Metal Roof

Strip roof, A new metal roof. Install cupola (will be delivered to site.) Existing cupola must be removed intact with restorer onsite to receive.

### 7. Exterior Boards/Eaves

Current exterior boards and eaves will need to be used or replaced with a match. The exterior boards are still manufactured and the Town has a supply that can be used. Exterior detail boards can be reinstalled or used as a template for replacements.

### 8. Electrical Service

Wire lights, outlets and mini-split.

### 10. Front Porch

A new front porch will need to be constructed per attached drawing. Additionally, the front door will need to be switched from its current location, back of Net House, to the front facing Hodges St., and the old location studded and sealed.

### 9. Interior/ Exterior

Exterior and interior painting is not a part of this bid. Refurbishing gingerbread and rebuild cupola are not a part of this bid. Painting is not a part of this bid.

**Town of Oriental  
507 Church Street  
Oriental, NC 28571  
252-249-0555**

## **Net House RFP**

The Town of Oriental is issuing a request for proposal (RFP) to restore the Net House located at 301 South Avenue, Oriental, NC, 28571. It is an older single-story wood structure that is approximately 12 feet 8 inches wide and 16 feet 10 inches long. It has stood in its present location for many years. A prebid site visit is requested. The Town will meet with the bidders on site upon scheduling.

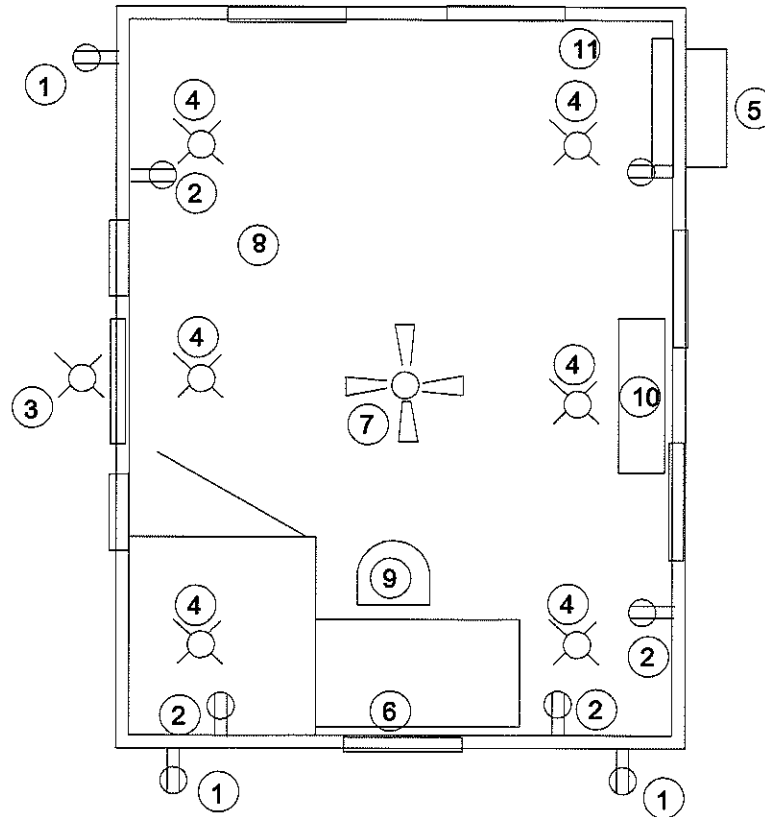
The Net House has a grandfathered status for its current location on Oriental Harbor. To maintain this status, foundation work needs to be performed by raising the building, constructing a newer fortified foundation and then setting it back to its original position with hurricane straps. The building is prone to flooding during hurricane season and vents will need to be included on the walls to allow water to drain.

There is water and termite damage to the wood structure. The Town would like to preserve and repair as much of the building as possible, and where necessary rebuild. The exterior boards appear to be in good condition and can be reused. The exterior boards are still being manufactured; the Town has purchased matching exterior boards and will make them available.

The Net House has gingerbread detail that would need to be replicated. This detail appears to be in good condition and can be reused or used as a template for replacements. There is also a decorative cupola on the top. A new cupola is being constructed and will be delivered to the site for installation. When installing the metal roof, an opening will need to be created for the replaced cupola.

The Town requests that the winning bidder secure all building permits required for this restoration. The contracting officer is the Town Manager, Diane Miller, and be reached at 252-249-0555 or email [manager@townoforiental.com](mailto:manager@townoforiental.com)

- ① Elec CCT 1 Outdoor Recpt
- ② Elec CCT 2 Indoor Recpt
- ③ Elec CCT 3 Outdoor Lighting
- ④ Elec CCT 4 Indoor Lighting
- ⑤ Elec CCT 5 Mini Split 9K BTU
- ⑥ Elec CCT 6 Elec Heater
- ⑦ Elec CCT 7 Fan
- ⑧ Town Closet
- ⑨ Dock Master Station
- ⑩ Town Promo Literature & Map
- ⑪ White Boards & Bulletin Board

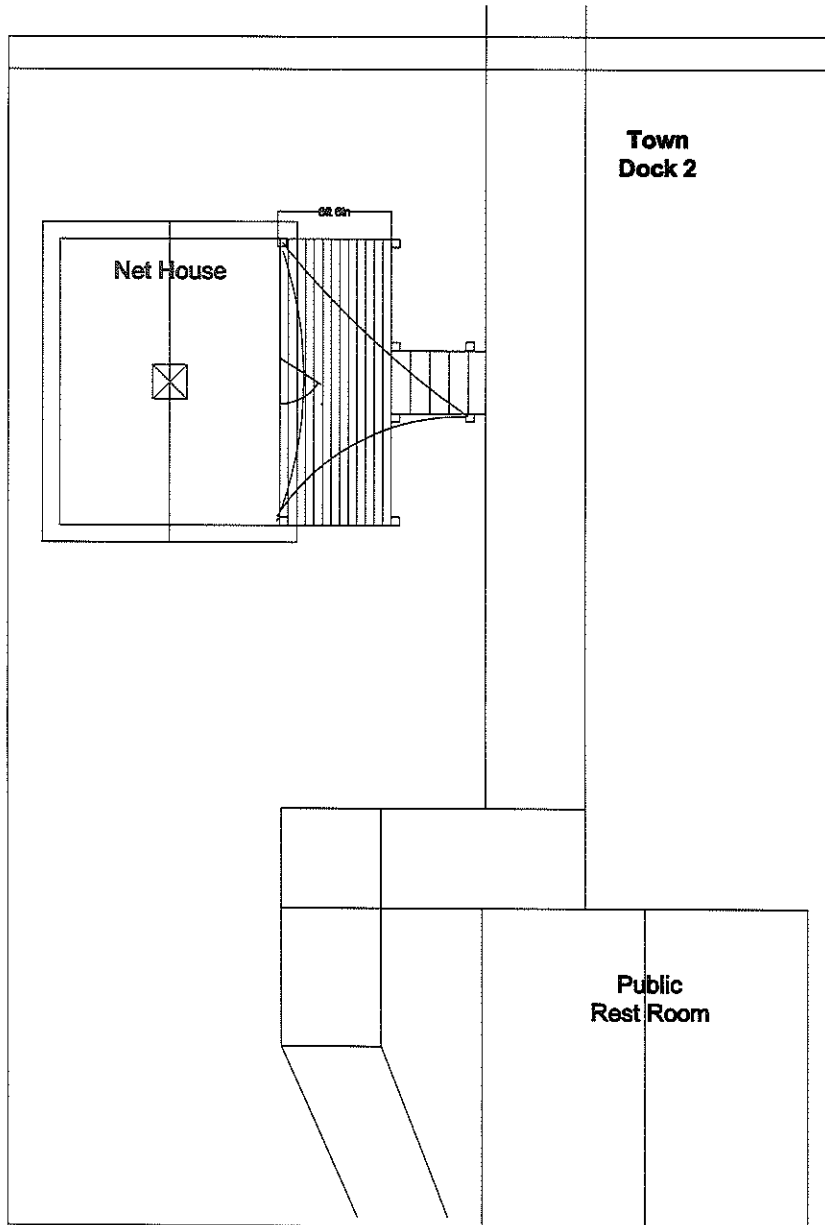


- List of Features**
- Metal roof - Master Rib
  - New Cupola with Dragon Wind Vane
  - German siding (primed and painted both sides)
  - New Door w/ 9 pane window, 36" 6'8" ADA Typical, Hurricane rated(key lock matching other Town facilities)
  - New Windows 5 Match existing
  - Tile floor with Drains
  - Au Natural interior, painted white
  - Rain Chains for exterior
  - Stair rise and run - same as public RR
  - Porch 6X6 left tall for Lights and Sail screen
  - Fishing nets
  - Interior Pendant Lights with uplight and downlight
  - Exterior colors to match Public RR
  - All exterior Design features to be reused

# Town of Oriental, NC

## Project: Refurbish the Net House

November Rev 1 Plan Detail 1



**Town of Oriental, NC**  
**Project: Refurbish the Net House**  
November Rev 1 Plan View

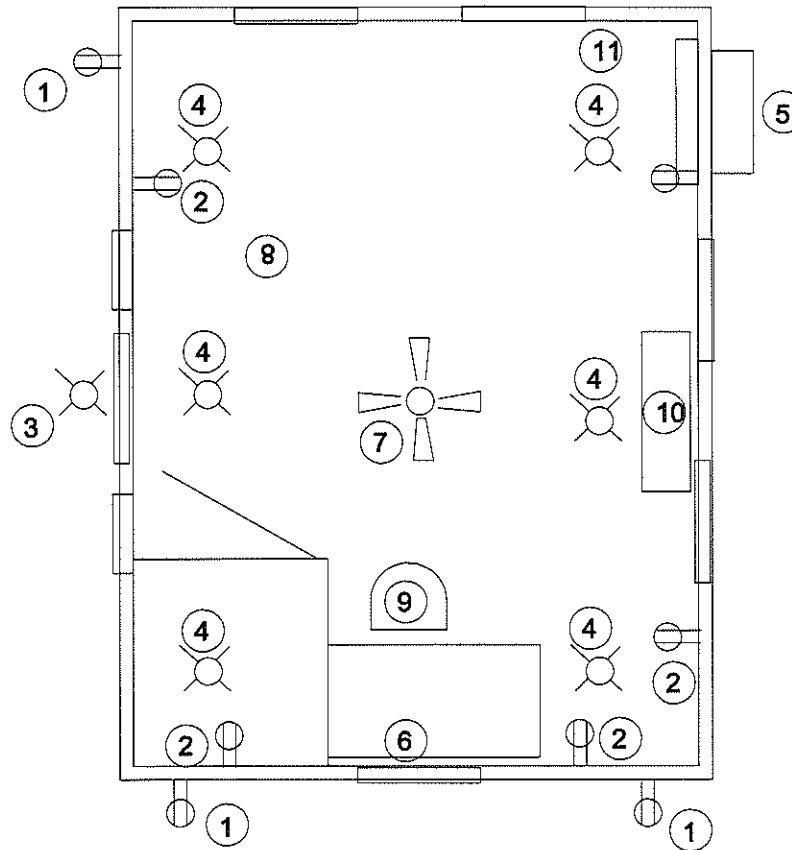


# Town of Oriental, NC

## Project: Refurbish the Net House

November Rev 1 Elevations

- ① Elec CCT 1 Outdoor Recpt
- ② Elec CCT 2 Indoor Recpt
- ③ Elec CCT 3 Outdoor Lighting
- ④ Elec CCT 4 Indoor Lighting
- ⑤ Elec CCT 5 Mini Split 9K BTU
- ⑥ Elec CCT 6 Elec Heater
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  - Exterior colors to match Public RR
  - All exterior Design features to be reused

# Town of Oriental, NC

## Project: Refurbish the Net House

November Rev 2 Plan Detail 2