



Proposal For Oriental Net House

Integra Build, LLC proposes to Demo and Restore the Oriental Net House per the following sequence of activities as approved by the Pamlico County Building Inspections Department (Attached) for the contract sum of \$75, 795.72 and per the following breakdown:

<u>Item</u>	<u>Description</u>	<u>Cost</u>
1	General Conditions & Insurance	\$ 11,422.64
2	Sitework/Demolition	\$ 4,018.80
3	Wood Framing & Decks	\$ 21,210.04
4	Roofing, Siding and Moisture Protection	\$ 11,905.50
5	Doors/Windows/Hardware	\$ 9,696.00
6	Painting and Finishes	\$ 5,215.00
7	Specialty Items	\$ 345.00
8	Plumbing	\$ 300.00
9	HVAC	\$ 3,000.00
10	Electrical	\$ 2,596.50
11	Grading & Piling	\$ 6,086.25
	Total	<u>\$75,795.72</u>

Work is anticipated to start on or after October 1, 2022 and complete approximately 3 months after start assuming that a Notice to Proceed is provided Prior to September 15, 2022.

Thank you for allowing me to provide this proposal and look forward to a successful project and addition to the Oriental Waterfront.

Signed: *Stephen A Wallace*

Date: July 29, 2022

3017 Maritime Dr., Oriental, NC 28571 (919) 885-6791

NCGCL # 75206

Oriental Net House

Sequence of Repair/Replace Activities To Preserve Historical Integrity

Introduction

The intent of this sequence is to preserve and repair all elements of the structure and finishes that have been compromised over time but still are structurally sound. Where items are beyond repair, we will purchase or fabricate items which remain consistent with the character of the building.

Assessment/Remedy

1. Foundation
 - a. Original pilings have shifted and/or deteriorated to a point that they are not usable. Over time additional "blocking" has been used to shore up the original failed pilings.
 - b. We propose to remove blocking and cut off existing piles and replace them with (9) 8x8 driven piles to 8' deep.
2. Floor framing
 - a. Original floor framing was replaced a number of years ago using pressure treated 2x material and remains in good shape.
 - b. We propose disassembling existing floor framing and re-assembling onto the new pilings. This will end up relocating the structure approximately 1' to the south.
3. Sub Floor
 - a. Existing sub floor and has been significantly compromised.
 - b. Propose replacing with $\frac{3}{4}$ pressure treated marine plywood. And tile finish.
4. Wall Framing
 - a. 90% bottom plate, top plate, and studs have been significantly compromised by termite damage.
 - b. Propose new pressure treated bottom plate with owner provided milled 2x studs. Milled lumber will be kiln dried and treated for insects prior to installing. $\frac{1}{2}$ " sheathing (not currently existing) would be used on exterior of studs with air/water barrier.
5. Roof Framing
 - a. Roof framing has been 75% compromised from termite damage.
 - b. Propose all new 2x6 framing from milled stock.
6. Roof sheathing
 - a. Existing 1x sheathing appears to be in good shape from the underside.
 - b. Propose reusing plank 1x if top side is in good shape. Will use $\frac{1}{2}$ " osb if existing top has been compromised.
7. Windows and doors

- a. All existing windows and doors are compromised
 - b. Propose replacing with new windows and doors
8. Siding
- a. 80% of siding is sufficient for re-use.
 - b. Propose removing all useable siding and supplementing with custom milled siding to match. Existing siding will be cleaned/scraped of all loose paint and prepped for new paint. Supplemented by new milled o match siding prepped for paint.
9. Roof
- a. Existing asphalt roofing has aged and no longer useable.
 - b. Propose new standing seam metal roof to match adjacent building color.
10. Cupola
- a. Cupola appears to be in good shape
 - b. Propose removing cupola and stripping existing paint and restoring to match original.
11. Corbels
- a. Existing corbels have rotted.
 - b. Remake new corbels to match existing

Sequencing

1. Demolition
- a. Remove all siding to offsite location to be cleaned and prepped for paint
 - b. Remove Cupola to offsite location for restoration
 - c. Remove existing roof material and dispose
 - d. Demo and dispose of all structural items
 - i. Roof Trusses
 - ii. Wall studs
 - iii. Sub-Floor
 - e. Disassemble Floor framing
 - f. Cutoff existing piles and dispose
2. Reconstruction
- a. Install new piles
 - b. Reconstruct floor framing
 - c. Install new Sub-Flooring
 - d. Erect new walls and roof Framing/Sheathing
 - e. Install new windows and doors
 - f. Install new metal roof
 - g. Install air/water barrier and existing/new siding
 - h. Paint interior and exterior with White paint to match existing.
 - i. Install New mini-split

j. Install new electrical outlets/fan/lighting.

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 ¾' 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.

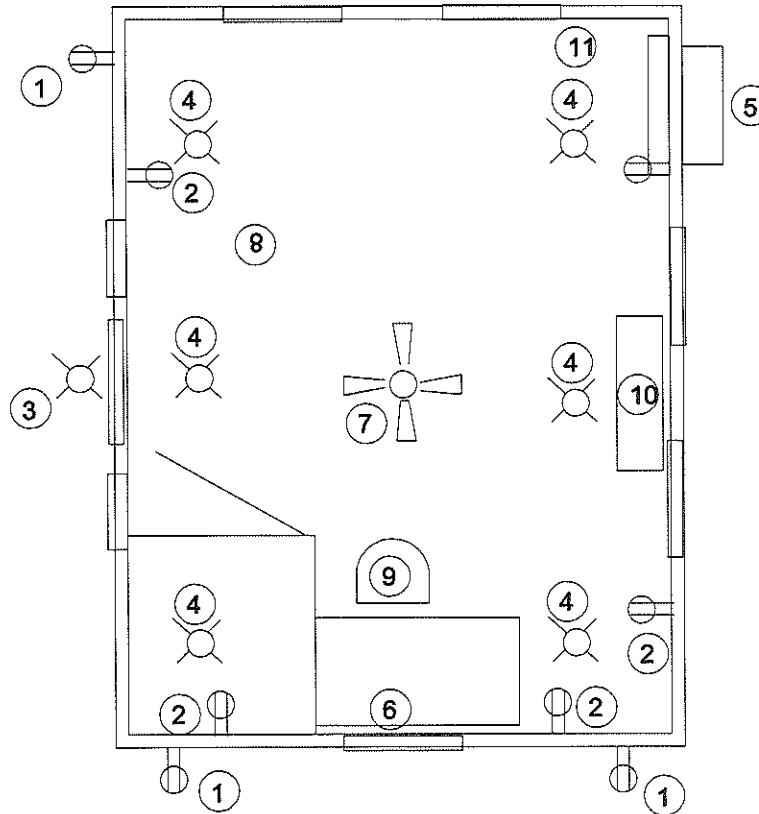
The Net House has a grandfathered status for its current location on Oriental Harbor. To maintain this status, foundation work needs to be performed by raising the building, constructing a newer fortified foundation and then setting it back to its original position with hurricane straps. The building 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

- 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

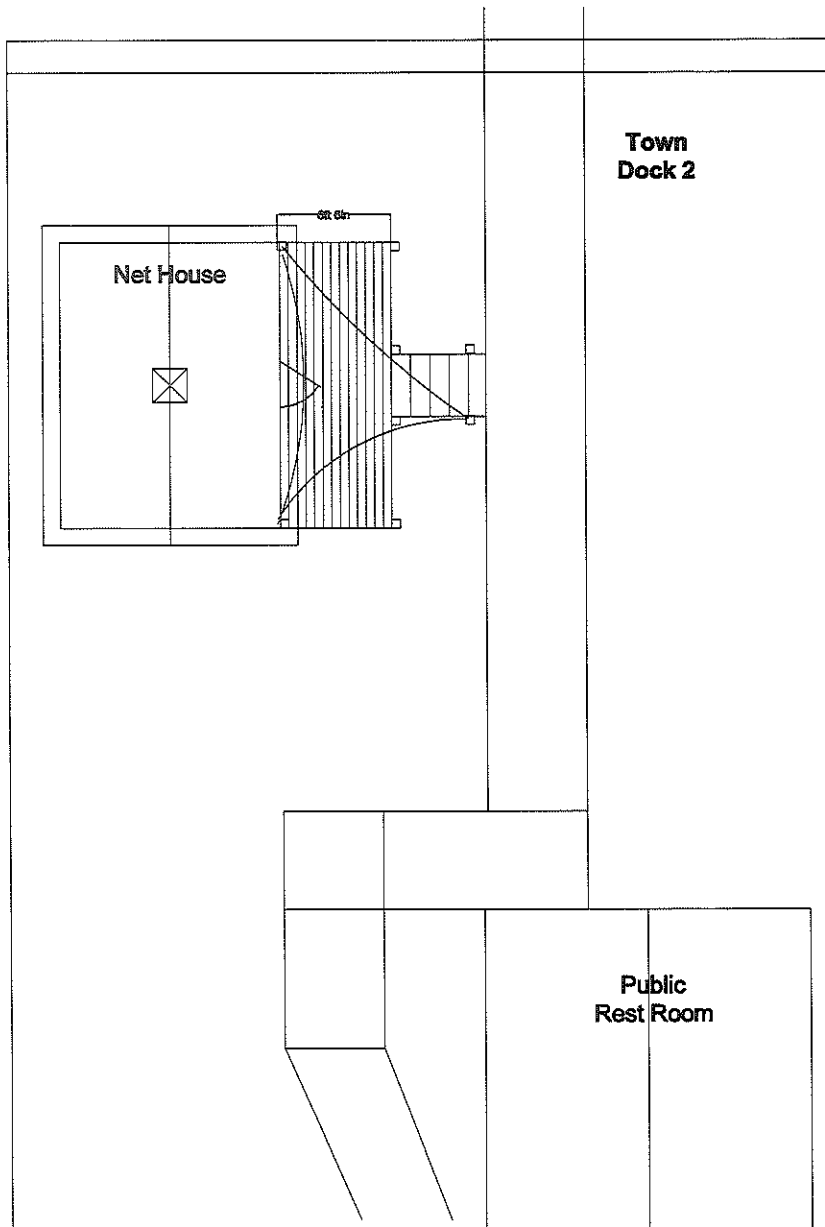


- List of Features**
- Metal roof - Master Rib
 - New Cupola with Dragon Wind Vane
 - German siding (primed and painted both sides)
 - New Door w/ 9 pane window, 36" 6'8" ADA Typical, Hurricane rated(key lock matching other Town facilities)
 - New Windows 5 Match existing
 - Tile floor with Drains
 - 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

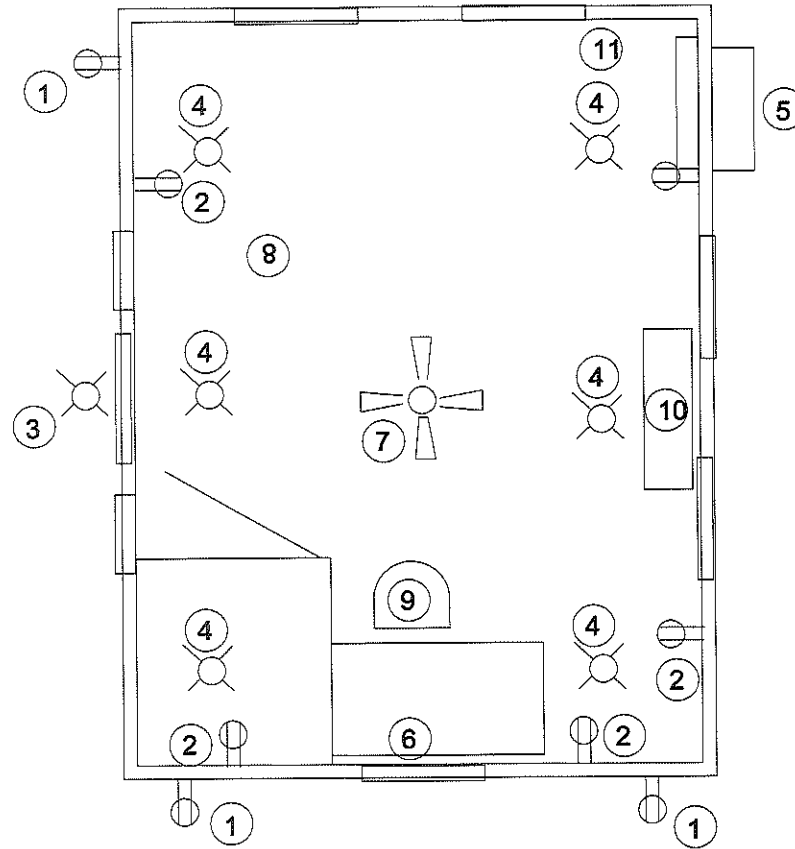


Town of Oriental, NC
Project: Refurbish the Net House
November Rev 1 Plan View



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
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Town of Oriental, NC

Project: Refurbish the Net House

November Rev 2 Plan Detail 2