



**INVITATION FOR BIDS (IFB)  
FOR  
PACKHOUSE RENOVATION TO FARM OFFICE AND  
WELCOME CENTER**

**SARAH AND BAILEY WILLIAMSON  
PRESERVE AT WALNUT HILL**

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**Bids Due: August 31, 2018 at 5:00 pm**

**GENERAL INFORMATION**

Triangle Land Conservancy (TLC) is seeking Bid packages from qualified General Contractors to furnish labor, materials, and workmanship for the Packhouse Renovation to Farm Office and Welcome Center for the Sarah and Bailey Williamson Preserve at Walnut Hill, located at 4401 Mial Plantation Road, Raleigh, North Carolina 27601. This includes, but is not limited, to the following: Exterior and Interior renovation, septic and plumbing installation, anticipated project budget, project plan and schedule.

The deadline for submitting a proposal is **Friday, August 31, 2018 at 5:00 pm (EST)**. Bid packages should be sent in a sealed envelope and clearly labeled: "Packhouse Renovation IFB"

Bid packages should be mailed (or hand delivered) to:

Triangle Land Conservancy  
ATTN: George C. Jones, Jr., Senior Manager of Conservation  
514 South Duke Street  
Durham, NC 27701

Applicants should submit one (1) original and three (3) copies of the Bid package, not to exceed five (5) pages, as well as one (1) copy of the proposal on cd or flash drive. Bid packages submitted via email will **not** be accepted.

Questions regarding this IFB should be in writing only, directed to George C. Jones, Jr., Senior Manager of Conservation, via email at [gjones@triangleland.org](mailto:gjones@triangleland.org).

A complete IFB may be found online at [www.triangleland.org/packhouse](http://www.triangleland.org/packhouse) or by contacting George C. Jones, Jr. at (919) 980-0063 or [gjones@triangleland.org](mailto:gjones@triangleland.org).

**Key Dates:**

<b>IFB Posting Date:</b>	<b>August 22, 2018</b>
<b>Optional Site Visit:</b>	<b>August 29, 2018 at 10:00 am</b>
<b>Bid Packages Due:</b>	<b>August 31, 2018 by 5:00 pm</b>



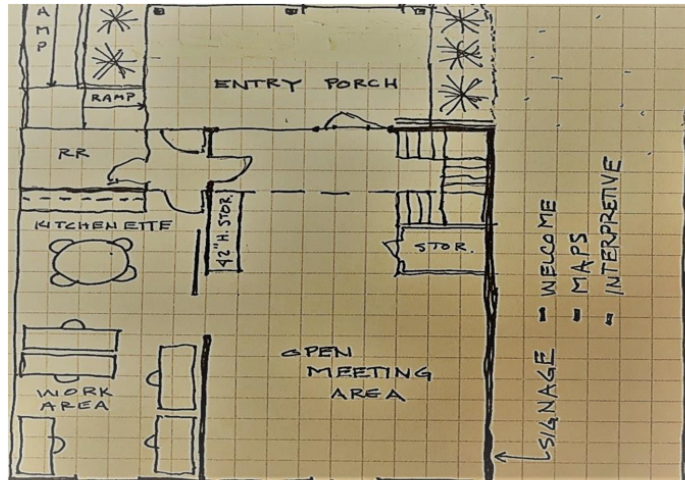
Sarah and Bailey Williamson Preserve at Walnut Hill  
Pack House Renovation to Farm Office and Welcome Center  
Invitation for Bid (IFB)

**Project Overview:**

Triangle Land Conservancy (TLC) has been awarded two grants to restore and renovate a unique and historic animal pack house (100+ years old) into the **Walnut Hill Farm Office and Welcome Center**. This structure will serve as the primary gateway for the 405 acre Sarah and Bailey Williamson Preserve at Walnut Hill. TLC would like to complete the restoration by end of spring 2019. The purpose of the building will be to provide a functional farm office space for TLC staff, and orientation area for gathering visitors to the preserve. The Walnut Hill Farm House and Welcome Center, is located at the entry point of the property and serves as a reminder of the property's agricultural legacy and will become the gateway for the future agricultural programs and nature trail system at Walnut Hill Preserve.

**Schematic Design:**





The schematic design and layout for the Walnut Hill Farm Office and Welcome Center was developed by ECA, Inc. as a preliminary rendering, and is open to revisions and modifications. TLC is seeking a licensed general contractor to design and oversee renovation of the original pack house. The contractor will need to develop additional basic elevations, drawings and specifications to achieve the optimal aesthetics and functional layout. Suggested goals, renovations, and materials are listed below, but TLC is open to working with a contractor to make necessary adjustments or improvements that meet the goals of a functional farm office, meeting space, and gateway for the preserve for a moderate budget. Additionally, please find below listed materials for exterior and interior elevations, to include detail casework such as window layouts, ceiling volumes, covered porch with metal roof, as well as other special improvements for ADA compliance requirements. Depending on the timeline and workload of activity we (TLC) anticipate the selected contractor to furnish materials and labor and expected workmanship for completion of the project by spring of 2019.

**Project Goals: Converting old barn (pack house) to functioning farm office and welcome center**

Based on the schematic design and layout several features include the following:

- Conditioned Farm office and meeting area
- Replacement of front door entrances to case windows
- Small Kitchenette area with sink
- Bathroom with ADA compliance accessible from both the interior and exterior
- Creating an entrance with ADA accessible door and ramp at the rear of building, could replace existing window or door
- The large meeting room will include storage space and stair access to the “loft” for future office space
- The loft floor will include “cut away space” to allow light from above to shine the lower level
- The bathroom and kitchenette will require a new septic system and connection to existing well
- The existing side shed will be the welcome and orientation area for visitors
- Accessible ramp walkway and steps connected to the new front porch at rear entrance

## Projected Budget Estimate

### Phase One: Exterior and Foundation Improvements

1. Replace metal roof, siding to match the original clapboard, doors and windows
2. Create entryway through stable to the gardens, agricultural fields and trail system, paint entryway and exterior of building
3. Foundation improvements as needed
4. Door installation (rear entry)
5. Install new ADA rear door to replace existing window
6. Install new exterior large case windows at rear

### Phase Two: Interior and HVAC installation

1. Install septic and connect lines to existing well pump
2. Install insulation
3. Repair and replace flooring.
4. Interior sheathing for walls and ceiling
5. Install electrical system
6. Install HVAC system
7. Install bathroom and kitchenette

### Phase Three: Optional

1. Porch with metal roof
2. Ramp and stairway access to new porch (ADA compliant)
3. Interior loft and stairwell additions

