

PROJECT ANNOUNCEMENT

Post Date: 09.01.2020

Submittal Deadline: 09.15.2020

Project Title: Chester Inn HVAC and Building Repairs

Facility Name: Chester Inn State Historic Site

City: Jonesborough

County: Washington

SBC Project No.:

Agency: TENNESSEE HISTORICAL COMMISSION

Maximum Allowable Construction Cost (MACC): \$579,150.00

Development Manager: Freeman, Doug

Agency Representative: Brown, Dan

Project Description:

Replace existing mechanical system equipment, exterior repairs, and all required related work.

Additional information about the project can be found in the project's program document included as a part of this announcement.

Special Design or Submission Requirements:

Responding firms should have a historic preservation architect on staff or an individual that demonstrates substantial experience with historic preservation/restoration design.

Note: All information previously made available to consultants, by the State, and all information supplied by consultants to the State, relating to the subject project, will be made available to any potential respondents. Potential respondents desiring to review these documents can submit a request to STREAMDesigner.Interest@TN.gov.

Anticipated SBC Approval Date: 10.08.2020

Anticipated ESC Designer Selection Date: 10.19.2020

Anticipated Designer NTP Date: 01.25.2021

Anticipated Project Bid Date: 10.26.2021

**CHESTER INN HVAC AND BUILDING REPAIRS
CHESTER INN STATE HISTORIC SITE
JONESBOROUGH, WASHINGTON COUNTY, TENNESSEE
SBC #160/000-01-2014**

September 12, 2019



Chester Inn

BRIEF HISTORY¹

“Dr. William Chester built his Inn on the Stage Road in Jonesborough in 1797, where it quickly became “the finest Inn on the Western Frontier.” Andrew Jackson was honored with a reception at the Inn during his presidency. Other famous patrons include James K. Polk, Andrew Johnson, and William G. Brownlow. In about 1880 owners updated the Inn with an elaborate Victorian-style projecting porch, adding Italianate-influenced brackets to the building's cornice.

¹ History from the Internet

Through the years, the Chester Inn has had many names including the Bell Tavern, the Union Hotel, the Planters' House and the Jonesborough Inn. In the late 1940's the Inn was converted to apartments. The state purchased the historic site in 1989 and restored the building to its 1880-1890 facade in keeping with its signature Italianate portico. The museum opened in late 2011."

The site, now owned by the Tennessee Historical Commission, has been listed on the National Register of Historic Places since 1969.

GOALS

Based on discussions with Dan Brown, Director of Historic Sites for the Tennessee Historical Commission and Doug Freeman, Senior Development Manager for STREAM, the following scope and related budget were determined for the aforementioned Capital Maintenance titled project to be submitted in the agency's FY21 Capital Budget Request submission.

SCOPE DESCRIPTION:

Replace existing mechanical system equipment, exterior repairs, and all required related work.



Aerial Site Map²

² Aerial Site Map from Google Earth

1. CHESTER INN

a) **Observation Summary:**

The Chester Inn is a 2-story wood framed structure resting above a full stone foundation. The lower level is a museum and the upper levels are partially used as a museum demonstrating s period stage coach inn in what was a frontier town while the rest of the space is used as offices for the adjacent International Storytelling Center

b) **Scope Findings:**

- 1) HVAC: The existing five HVAC units were installed in 1990 during the restoration. They are now obsolete low efficiency units that are no longer serviceable. The units Work will include new upgraded ducting, control panels and wiring.



Existing 1990 Mechanical Units and Ductwork



Existing 1990 Mechanical Units and Ductwork

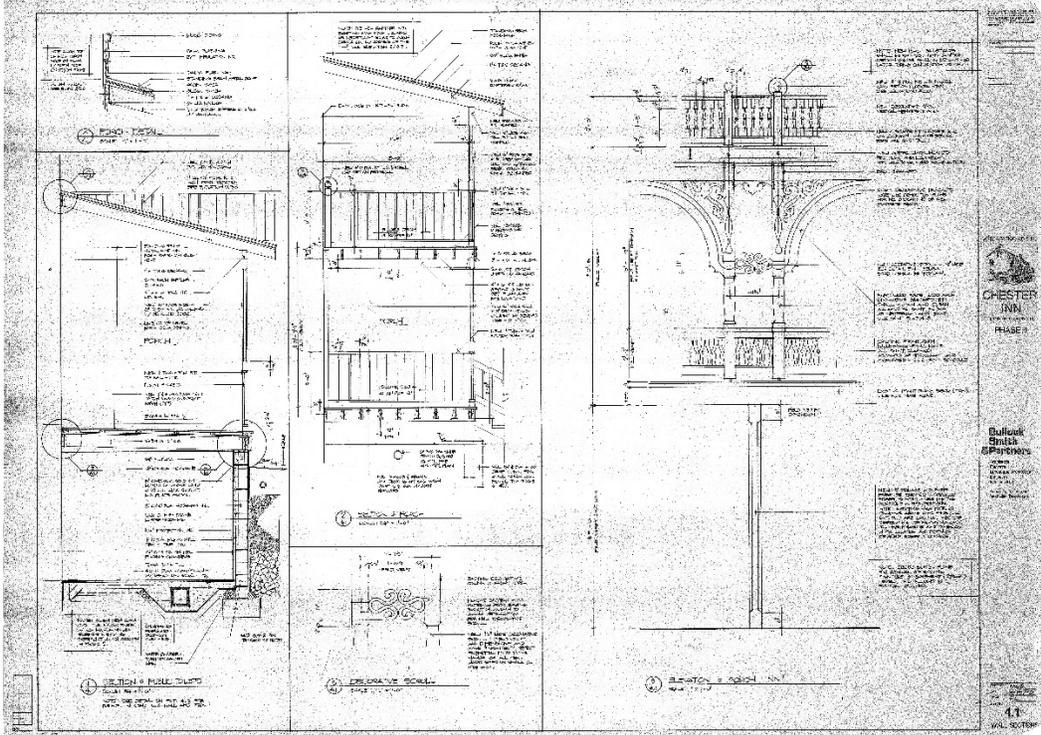
- 2) **Porch Roof Railing:** The Inn historically had a low railing on top of the front porch roof and it was reinstalled as a part of the 1990 restoration. Later it was removed most likely due to rot.

The Tennessee Historical Commission wishes to restore the railing using decay resistant wood materials based on the 1990 restoration drawings and to convert the two windows back into the original wood doors that accessed the top of the porch.

The top of the porch roof will not be opened to the public.



Reconstructed Porch Roof Railing



Drawing Detail of Porch Railing - 1990

- 3) Lower Porch Railing: The top of the existing historic handrail on the front porch is too low and does not meet current Life Safety Codes requiring the front porch to be closed to the public. The Tennessee Historic Commission wishes to install an architectural sensitive new guardrail behind the existing handrail to meet the Code requirements



Low Handrail at Front Porch

4) Front Soffit

The front soffit of the Chester Inn is deteriorated and should be replaced using naturally decay resistant wood materials and painted.



Deteriorated Wood Soffit

5) Exterior Painting

The paint on the exterior of the Chester Inn is peeling and permitting some of the wood to start rotting - particularly on the west side. The peeling paint needs to be scraped off, the deteriorated wood replaced using naturally decay resistant wood materials, primed all six sides and repainted. Match the colors on the rear of the Inn under the rear porch.

The deteriorated glazing compound on the older windows needs to be removed and replaced. When painting the windows, the burgundy trim color of the window frames needs to be on the outer edges of the frame – NOT the siding color.



West Elevation of Chester Inn – Peeling Paint, Wood Deterioration, Etc.

- 6) Interior Repairs: There are several areas of repair needed on the interior including reinforcing the newel post and handrail of the east stair between the First and Second Floors, repair/replace an upper level door casing and other non-structural repairs.

2. **ANNEX**

a) **Observation Summary:**

The Annex is a 2-story addition to the rear of the Chester Inn that is connected by porches.

b) **Scope Findings:**

Windows: Three wood windows on the rear of the Annex need repair: replace casing trim, stools, sills, trim and sash. Paint.

TOTAL PROJECT COST SUMMARY

<u>Building or Structure</u>	<u>Cost</u>
1. Chester Inn	\$393,546
2. Annex	<u>\$ 11,034</u>
Total Project Cost	\$404,580

OPINION OF PROBABLE COST – Chester Inn

**CHESTER INN HVAC AND BUILDING REPAIRS
CHESTER INN STATE HISTORIC SITE**

Jonesborough, Washington County, Tennessee

SBC Project #160/000-01-2014

Description of Work	Unit	Quantity	Total
Div. 5 – Metals			
a. Install new steel guard rail inside existing wood porch railing	\$15,000	1	\$ 15,000
Div. 6 – Wood, Plastics, and Composites			
a. Reconstruct decorative historic balustrade railing on roof of porch per Bullock Smith & Partners drawings dated, 1990. Accoya wood to be utilized.	\$950 lin. ft.	100 lin. ft.	\$ 95,000
b. Repair/replace deteriorated soffit at second story	\$45 lin. ft.	200 lin. ft.	\$ 9,000
c. Miscellaneous interior repairs to include stair railing and posts, upper lever door casing, and other nonstructural repairs.	\$5,000	1	\$ 5,000
Div. 8 – Openings			
a. Reconstruct two nonfunctioning decorative only historic doors with casings on second floor façade.	\$5,000	2	\$ 10,000
Div. 9 – Finishes			
a. Paint exterior of Inn except for 25 new windows. Replace deteriorated wood materials	\$12,000	1	\$ 12,000
Div, 23 – Heating, Ventilation and Air Conditioning			
a. Remove five obsolete R-22 HVAC units and replace with high efficiency, variable speed, 17-20 SEER systems with new refrigerant lines. Upgrade ducting as needed and replace control panels and wiring.	\$175,000	1	<u>\$175,000</u>
Subtotal:			\$321,000

OPINION OF PROBABLE COST – Chester Inn - continued

Overhead/Profit	15%	\$ 48,150
Design Contingency	5%	\$ 16,050
Bond	1.5%	\$ 4,815
Builder's Risk	0.55%/year	\$ 3,531
Total Construction Budget:		\$393,546

CSI SUMMARY

COST

Div. 5 – Metals	\$ 18,390
Div. 6 – Wood, Plastics and Composites	\$133,634
Div. 8 – Openings	\$ 12,260
Div. 9 – Finishes	\$ 14,712
Div. 23 – Heating, Ventilation and Air Conditioning	<u>\$214,550</u>
Grand Total	\$393,546

OPINION OF PROBABLE COST – Annex

**CHESTER INN HVAC AND BUILDING REPAIRS
CHESTER INN STATE HISTORIC SITE**

Jonesborough, Washington County, Tennessee

SBC Project #160/000-01-2014

Description of Work	Unit	Quantity	Total
Div. 8 Openings			
a. Repair casing, stools, sills, trim, and replace sashes as needed on three wooden windows on the Annex Building.	\$9,000	1	<u>\$ 9,000</u>
Subtotal:			\$ 9,000
Overhead/Profit	15%		\$ 1,350
Design Contingency	5%		\$ 450
Bond	1.5%		\$ 135
Builder's Risk	0.55%/year		\$ 99
Total Construction Budget:			\$11,034

CSI SUMMARY	COST
Div. 8 – Openings	\$ 11,034
Grand Total	\$ 11,034