

NOTICE TO BID
TOWN OF JONESBOROUGH
BUILDING IMPROVEMENTS ON 123, 127, 127 ½ WEST MAIN STREET

The Town of Jonesborough is now accepting bids on the undertaking of exterior building improvements on facades of three (3) buildings in Jonesborough's historic downtown, more specifically the Jackson Theatre, Stage Door building, and Jonesborough Repertory Theatre building, 123, 127 and 127 ½ West Main Street respectively. Bids will be received at Town Hall, 123 Boone Street, Jonesborough, TN 37659 until 12:00 PM, Thursday, May 22, 2025 at which time they will be publicly opened.

BID SPECIFICATIONS

General

1. Bids must be labeled "Downtown Improvement Project" and can be emailed or delivered to Town Hall, Jonesborough.
2. This project is largely funded by a Downtown Improvement Grant administered by the Tennessee Department of Economic and Community Development, and state guidelines for said grant program apply.
3. Any variation from the bid specifications must be clearly identified, and a justification included
4. Bidders must show capability of providing complete installation of materials and must be responsible for processing and handling all warranties of materials and labor.
5. Warranties must detail what is covered, what is excluded, any conditions of service and a response time guarantee.
6. Awarded bidder must show proof of worker's compensation and adequate liability insurance.
7. All work undertaken must meet industry standards, any manufacturer's guidelines, and any local or state code requirements.
8. Bids must be good and remain in place for a period of up to 30 from the date bids must be submitted.
9. Bidders must be licensed in the State of Tennessee with a contractor's license covering the scope and cost of the work to be performed in the specifications.

10. The Jonesborough Board of Mayor and Aldermen reserves the right to reject any or all bids.
11. Bidder selected will be based on cost of materials and labor, compliance with specifications, any references based on similar work performed, expertise in working on historic buildings and on quality of any work on historic buildings in Jonesborough.
12. The awarded bidder must submit paint quality and construction materials for approval in advance of undertaking installation.
13. The awarded bidder is responsible for removing all waste materials and for protecting walkways, or sidewalks, finishes, etc. from damage and/or decolorizations, and the repair of any surfaces, damaged by contractor's activities.
14. Use of phrase "paint quality previously described" refers to Pittsburg Plate Glass PPG Permanizer exterior paint or equal (can use Sherwin Williams Duration exterior paint).
15. The bidder must detail any payment terms.
16. Any questions can be directed, up to three (3) days before bids are due, to the Administration area of Jonesborough Town Hall, 423-753-1030. All work can be externally observed, and potential bidders are encouraged to carefully observe facades identified in specifications prior to bid.

West Side of Stage Door Along Entrance Alley

1. Prepare entire side of building for painting including scraping off loose paint, caulking as needed, caulking and resetting all loose nails, patching any cutouts or holes resulting from previous fixtures, soft wash existing siding removing any dirt and/or mold, priming any bare wood spots with PT Gripper Exterior primer or equal, applying two (2) coats of PPG Permanizer paint or equal (can use Sherwin Williams Duration exterior paint). Color to be determined.
2. Prep the nine windows on the west side and one entry door of the building for painting including scraping off loose paint, caulking as needed, caulking and resetting any loose nails, soft wash woodwork and the trim removing any dirt and/or mold, prime any bare wood spots with PPG Gripper exterior primer or equal, and apply two (2) coats of PPG Permanizer exterior paint or equal. Paint exterior sides of door that can be seen from alley. Color to be determined.
3. Prepare lap siding on front of JRT building at end of alley for painting including caulking as needed, spot washing removing any dirt and/or mold, priming where needed with PPG Gripper primer or equal and applying two (2) coats of exterior paint PPG Permanizer or equal. Color to match existing color of paint.

Stage Door Façade

4. Remove and replace the old lap siding on the south end of the west wall of the building above 21 rows of newer siding and including the top cracked board of the newer siding. Replacement siding should match existing newer siding which apparently is pine. Old siding should be removed up to fascia, and if not present, house wrap or moisture barrier must be installed up to top of building before new siding is installed. New siding should be caulked, primed and receive two (2) coats of paint using materials previously described. The window covered with OSB board must have old material removed, green board installed as backing, and the opening covered with lap siding prepared and painted as previously described. All removed materials must be hauled off and disposed of.
5. The top green fascia board and fascia trim must be removed and replaced with like-sized PVC material and properly prepared and painted with paint material previously described, color to be determined. Old material removed must be hauled off and properly disposed of.
6. On west side of building, build and install plexiglass storm windows in the seven (7) windows without storm protection, in the same style and placement as the two (2) lower windows along the alley entrance with storm window protection.
7. Remove existing metal rain guards and construct wooden rain guards, with similar style on Eureka Inn across the alley entrance, on the seven window sets and door on the western building wall. Caulk, prime and paint with material previously specified.
8. Equipment used in alley may be an appropriate lift, ladders, or scaffolding, however, measures must be taken to protect brick walkway, and proper covering of brick must be undertaken to prevent paint drops or debris discoloring brick.

Front of Stage Door

1. Caulk and paint front of Stage Door building with one coat of paint the same color as the existing front using paint quality previously described.
2. Scrape and caulk as needed the upper windows of the Stage Door front, prime any bare wood and apply two coats of paint using paint quality previously described. Paint color is the same color as existing on lower front of building.
3. Paint sign bracket, lower sign brace, and four (4) brackets with rods, black color using industrial enamel paint – 2 coats.
4. Protect front brick sidewalk from paint and debris damage.

Jackson Theatre

1. Front of Building - Make any stucco repairs and repaint beige stucco area with matching paint – designate type of paint.
2. Front of Building - Replace missing (broken) upper windowpanes.
3. Front of Building - Scrape, prime and caulk where needed, glaze and paint four (4) beige windows and six (6) blue windows using paint quality previously described. Match existing colors.
4. On east building wall by vehicle alley, remove board coverings of the two window areas and replace with PVC sheet material framed with flexible brick molding material around perimeter and paint same color as front stucco.

International Storytelling Center – Across Street

Sand, patch, caulk and paint all exterior perimeter trim, door and window trim matching existing color (excluding painting any of the yellow main siding areas). Protect finishes and flooring from debris or paint damage.

TOWN OF JONESBOROUGH
FOUR BUILDING EXTERIOR FINISH PROJECT
BID FORM

Stage Door – West Wall Along Alley Entrance			
Specified Work Task Number	Specified Work	Base Bid Amount	Notes
1.	Scraping, caulking, resetting nails, patching, soft-wash, painting entire west wall as specified. (not material to be removed and moldings)		
2.	Prep windows and entry door on west wall, caulking, resetting nails, soft-wash, painting as specified.		
3.	Prepare front lap siding on JRT building and re-paint existing exterior as specified.		
4.	Remove and replace old lap siding on west wall, prime and paint as specified.		
5.	Remove top facia and trim and replace with PVC as specified.		
6.	Install plexiglass storm windows as specified.		
7.	Remove and replace window and door rain guards on west wall as specified.		
Front of Stage Door			
1.	Caulk and paint front of building matching existing color as specified.		
2.	Scrape, caulk, prime, paint upper windows matching lower level color as specified.		

3.	Paint sign bracket black enamel – 2 coats as specified.		
Jackson Theatre			
1.	Make stucco repairs and repaint matching existing as specified.		
2.	Replace broken windows (2).		
3.	Scrape, prime and caulk as needed, and paint upper windows as specified.		
4.	Remove board covering and replace with PVC sheets and molding on two window openings as specified.		
International Storytelling Center			
	Sand, patch, caulk and paint all exterior trim, doors and windows, matching color as specified.		
TOTAL			

BID FORM CONTINUED

List any variations from specifications: _____

Warranty Information (materials and labor): _____

Projected Project Schedule based on notice of award/notice to proceed: _____

Company submitting bid: _____

Address: _____

Contact Information: _____

State Contractors License Number: _____

Years business has been in operation: _____

References Included _____ Yes _____ No

Submitted by: _____

(print full name)

(Title)

Signature: _____ Date: _____