

**PROJECT ANNOUNCEMENT**

Post Date: 09.01.2020

Submittal Deadline: 09.15.2020

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Project Title: Hotel Halbrook HVAC and Building Repairs

Facility Name: Hotel Halbrook State Historic Site

City: Dickson

County: Dickson

SBC Project No.:

Agency: TENNESSEE HISTORICAL COMMISSION

Maximum Allowable Construction Cost (MACC): \$443,300.00

Development Manager: Freeman, Doug

Agency Representative: Brown, Dan

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Project Description:

Replacement of three HVAC units, repairs to brick masonry, 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](mailto:STREAMDesigner.Interest@TN.gov).

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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

**HOTEL HALBROOK MECHANICAL REPLACEMENT AND BUILDING REPAIRS  
HOTEL HALBROOK STATE HISTORIC SITE  
DICKSON, DICKSON COUNTY, TENNESSEE  
SBC #160/000-01-2014**

**September 16, 2019**



Hotel Halbbrook/Clement Railroad Hotel Museum

**BRIEF HISTORY<sup>1</sup>**

*“The Hotel Halbbrook Railroad & Local History Museum (known locally as the Clement Railroad Hotel Museum) has been restored to reflect life in the early 20th Century, which was a defining era for the Dickson community. The 1913 building is one of the few remaining examples of a railroad hotel in a small Tennessee town.*

*The first floor lobby and an upstairs hotel room have been furnished to represent the hotel's railroad heritage which is, of course, Dickson's heritage. This interpretation also includes the hotel dining room. The drummer's (traveling salesman) room, now used as the museum's gift shop, often served as a gathering place for drummers after meals and in the evenings. The Goad-Clement family rooms are located on the first floor and have been restored to the 1920-22 period.*

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<sup>1</sup> History from the Internet

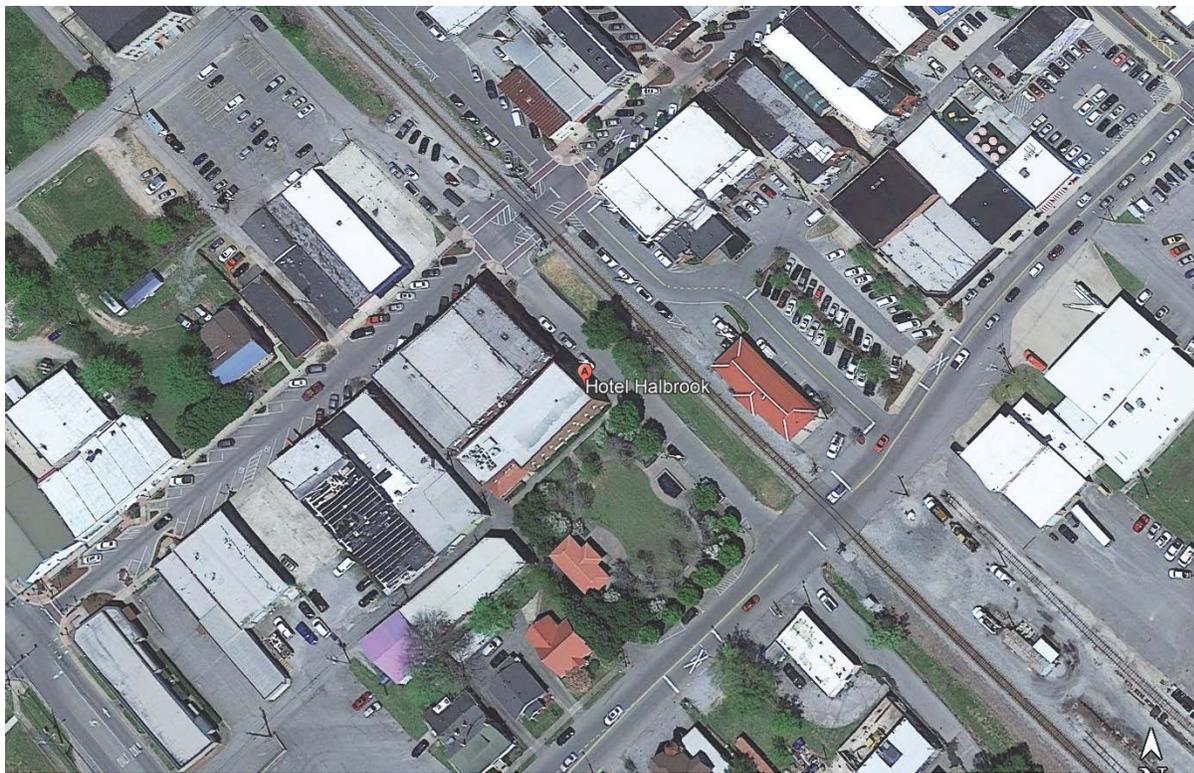
*Governor Frank Goad Clement was born in Room #5 on June 2, 1920. Clement became the longest serving modern Tennessee Governor (1953-59; 1963-67) and, at age 32, the nation's youngest. During his tenure which led to national prominence, Clement organized the state's first department of mental health, oversaw the planning and construction of Tennessee's Interstate Highway System, provided free textbooks for students, and successfully led the state through integration of public schools."*

## **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 (2) HVAC units located in the attic space, (1) HVAC unit on the roof of the addition, repairs to brick masonry in attic space, and all required related work.



Aerial Site Map<sup>2</sup>

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<sup>2</sup> Aerial Site Map from Google Earth

## **HALBROOK HOTEL**

### **a) Observation Summary:**

The Halbrook Hotel is a 2-story brick building with wood floor and roof framing with a shed roof and recessed entrance. Approximately 12 years ago, a brick addition was erected on the rear of the facility to house an elevator, catering kitchen, toilets and meeting room.

### **b) Scope Findings:**

- 1) HVAC: The existing two units in the attic and the third one on the roof are obsolete R-22 HVAC units and should be replaced with high efficiency, variable speed, 17-20 SEER systems with new refrigerant lines.

The ducting will need to be replaced along with replacing the control panels and wiring.

The work will need to be coordinated with the repointing in attic space and museum operational needs.

- 2) Masonry: The mortar joints on the back of the attic perimeter walls are severally deteriorated and need to be repointed. Special care will need to be coordinated with the mechanical unit replacements, to gain access into the attic to perform the required work and to remove the deteriorated mortar debris.

Work to be performed under 'Secretary of Interior Standards' as outlined in Preservation Brief #2, "Repointing Mortar Joints in Historic Masonry Buildings."

Mortar to be properly matched through historic masonry laboratory.



Deteriorated Attic Masonry – Note Mortar Dust at Bottom of Brick Walls



Deteriorated Attic Masonry – Note Mortar Dust at Bottom of Brick Walls

**TOTAL PROJECT COST SUMMARY**

<u>Building or Structure</u>	<u>Cost</u>
1. Hotel Halbrook	<u>\$306,500</u>
<b>Total Project Cost</b>	<b>\$306,500</b>

**OPINION OF PROBABLE COST – Hotel Halbrook**

**HOTEL HALBROOK MECHANICAL REPLACEMENT AND BUILDING REPAIRS  
HOTEL HALBROOK STATE HISTORIC SITE**

Dickson, Dickson County, Tennessee

SBC Project #160/000-01-2014

<b>Description of Work</b>	<b>Unit</b>	<b>Quantity</b>	<b>Total</b>
<b>Div. 4 – Masonry</b>			
a. Repoint deteriorating brick masonry Work to be performed under ‘Secretary of Interior Standards’ as outlined in Preservation Brief #2, “Repointing Mortar Joints in Historic Masonry Buildings.” Mortar to be properly matched through historic masonry laboratory.	\$100 sf	1,000 sf	\$100,000
<b>Div. 23 – Heating, Ventilation and Air Conditioning</b>			
a. Remove (3) 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. Coordinate work with repointing in attic space and museum operational needs.	\$50,000	3	<u>\$150,000</u>
Subtotal:			\$250,000
Overhead/Profit	15%		\$ 37,500
Design Contingency	5%		\$ 12,500
Bond	1.5%		\$ 3,750
Builder’s Risk	0.55%/year		\$ 2,750
<b>Total Construction Budget:</b>			<b>\$306,500</b>

<b>CSI SUMMARY</b>	<b>COST</b>
<b>Div.5 - Masonry</b>	<b>\$ 122,600</b>
<b>Div. 23 – Heating, Ventilation and Air Conditioning</b>	<b><u>\$ 183,900</u></b>
<b>Grand Total</b>	<b>\$ 306,500</b>