POINT REYES NATIONAL SEASHORE

REPAINT HISTORIC PIERCE RANCH
HAY BARN AND HORSE BARN

PMIS 184231

PROJECT SPECIFICATIONS

NATIONAL PARK SERVICE

April 16, 2026

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GENERAL REQUIREMENTS

PART 1 – SUMMARY OF WORK

ITEM 1 - WORK COVERED BY CONTRACT DOCUMENTS

1.1 General: All work outlined below will be performed under a single contract.

1.2 Project Location: The work shall be performed at the Hay Barn and Horse Barn at the Historic Pierce Ranch located at 8180 Pierce Point Road, Inverness, CA within the Point Reyes National Seashore. Pierce Ranch is located at the end of Pierce Point Road, approximately 16 miles from the Point Reyes National Seashore's Bear Valley Visitor Center (See Location Map).

1.3 Project Background: The purpose of this project is to prepare and paint the exterior of the historic Pierce Ranch Hay Barn and Horse Barn to maintain a sound exterior envelope and improve the visual appearance of the building.

1.4 General Site and Building Descriptions:

A. Site: The Pierce Ranch Hay Barn and Horse Barn are contributing resources to the Pierce Ranch Historic District and are essential components of a heavily utilized historic site. A large number of park visitors visit the Historic Pierce Ranch to be immersed in the interpretation of the regions ranching history that is illustrated by the ranch buildings and onsite interpretive panels. A number of visitors also encounter the Pierce Ranch incidentally, as the ranch is situated at the trailhead of one of the park most popular and heavily visited trailheads.

B. Pierce Ranch Hay Barn (Hay Barn): The Hay Barn is a 19th century milking barn and the largest building on the property, measuring 65 by 180 feet. The barn is a wood framed structure with vertical board siding, painted white. There are 6 exterior doors and 18 window openings The roof is a wood shingled gable of medium pitch. There are central gabled dormers at each of the main doors, located at the mid-points of each long side. The interior is a single space divided into five aisles by the structural bay system. It has a foundation of 15 transverse stone masonry walls and a continuous masonry perimeter wall.

C. Pierce Ranch Horse Barn (Horse Barn): This building is a 19th century horse barn of rectangular shape measuring 115 by 50 feet. On the east side at the north corner there is another rectangle, this one a shed roofed addition measuring 45 by 15 feet. The barn is wood framed and the primary exterior finish is horizontal board siding, painted white. There are 13 exterior doors and 19 exterior windows. The roof is of medium pitch with wood shingles. The building is located on a slight slope so that at the low corner the structure is two stories in height and has a group of 4 open stock stalls cut into the hill under the main floor. The interior is divided into a number of spaces and loft areas.

1.5 Project Scope of Work:

A. The work of this contract consists of the general construction of providing all the materials, labor, and equipment necessary to conduct surface preparation, priming, and painting of all

previously painted exterior surfaces of the Hay Barn and Horse Barn at the Historic Pierce Ranch. The Horse Barn includes and estimated 6,100 square feet of surface to be prepped and painted, and the Hay Barn includes an estimated 6,300 square feet of surface to be prepped and painted.

B. Typical of buildings constructed during this period, these buildings are presumed to have been coated previously with lead-based paints. It is not the NPS's intention to abate lead-based paint under this contract. Surface preparation is to be conducted in a manner consistent with Federal, State and local regulations and best practices and guidelines for lead-related construction work (including the EPA lead-safe work practices as specified in the Renovation, Repair, and Painting Program rule); provides for the safety of workers, park staff, residents and visitors; avoids the creation of lead hazards; and provides for the proper handling, storage and disposal of lead contaminants.

C. The work of this contract also includes select, in-kind replacement of deteriorated wood elements including sections of wood siding, fascia, and wooden gutter. The elements to be repaired/replaced are identified in annotated photographs included in Appendix C and quantities are outlined below.

   a. Replace in-kind 119 linear feet of missing redwood battens (Hay Barn)

   b. Replace in-kind 53 square feet of deteriorated redwood drop siding (Horse Barn)

   c. Replace in-kind 32 linear feet of deteriorated redwood fascia (Horse Barn)

   d. Replace in-kind 47 linear feet of deteriorated redwood gutter (Horse Barn)

D. All measurements and dimensions are approximate and must be verified in the field. All offerors are highly encouraged to attend the site visit and examine existing conditions before submitting quotes. Any failure of the Contractor to take the actions described and acknowledged in this paragraph will not relieve the Contractor from responsibility for estimating properly the difficulty and cost of successfully performing the work, or for proceeding to successfully perform the work without additional expense to the Government. All offerors will be held to have the same knowledge concerning the site and the on-ground conditions as if they had inspected the job site.

1.6 Period of Performance: Work shall be completed within 90 calendar days of the start date provided on the Notice to Proceed.

ITEM 2 – EXISTING CONDITIONS

2.1 Existing Resources:

A. Preservation of Historical and Archeological Fabric:

1. The Pierce Ranch Hay Barn and Horse Barn are contributing resources to the Pierce Ranch Historic District.

2. The Historic and Archeological Data Preservation Act of 1974 provides for the preservation of historical and archeological data that might otherwise be lost as the result of alterations to the terrain caused by a federal or federally licensed activity or program.

   i. If, in connection with operations under this contract, the Contractor, subcontractors, or employees of any of them, discovers, encounters or becomes aware of any possible historical or archeological remains or data, objects or sites of cultural value on the project area, such as historical ruins, graves or grave markers, fossils, or artifacts not specifically noted within the contract. The Contractor shall immediately suspend all operations in the vicinity and continue work in other areas outside a 50 foot radius of discovery and notify the Contracting Officer immediately. When safe to do so, follow up in writing with photographs within 2 days, giving the location and nature of the findings. No objects of cultural resource value may be removed. Contracting Officer will contact other entities as required.

   ii. Where appropriate by reason of discovery, the Contracting Officer may order delays in the time of performance and/or changes in the work. If such delays and/or changes are ordered, the time of performance and contract price shall be adjusted in accordance with Changes clause.

   iii. The Contractor will be responsible for protecting the cultural resources within and adjacent to the project area from damage. In addition, the Contractor will be liable for all damage to the cultural resources caused by their actions or the actions of their agents or representatives. The Contractor shall immediately notify the Contracting Officer or their representative if any damage occurs to any cultural resource and immediately suspend work in the area in which damage has occurred until authorized to proceed.

   iv. The Contractor shall include this language within all subcontracts.

2.2 Existing Utilities: Contractor shall be responsible for locating and preventing damage to known utilities. If contractor damage occurs, alert CO and COR as soon as safely possible, and repair utility at no additional expense to the Government. If damage occurs to an unknown utility, contact CO and COR as soon as safely possible.

A. Existing Utility Interruptions: Do not interrupt utilities serving facilities occupied by Government or others unless permitted under the following conditions and then only after arranging to provide temporary utility services according to requirements indicated below:

   a. Notify CO and COR not less than two business days in advance of proposed utility interruptions.

   b. Hours for Utility Shutdowns: Shutdowns shall not exceed 2 to 3 hours. Temporary provisions will be needed by the Contractor for periods longer than stated allowance or if required for critical systems as determined by COR.

2.3 Existing Use of Site: Pierce Ranch is a popular destination for park visitors. A number of visitors also encounter the Pierce Ranch incidentally, as the ranch is situated at the trailhead of one of the park most popular and heavily visited trailheads. The trail also runs adjacent to the Hay Barn.

A. General: The contractor shall conduct his operations to ensure the least inconvenience to the public and staff. Temporary closures may be permitted upon specific written approval of the Contracting Officer.

B. General area surrounding the Project Area: The area surrounding the Project Area shall be open to the public and/or staff during construction.

a. The Main House at Pierce Ranch serves as a residence for park staff.

C. Hay Barn and Horse Barn: Project Area shall be closed to the public during construction. The barns are used by park staff for storage and shall remain accessible to staff as needed to perform park operations.

ITEM 3 - CONTRACTOR'S USE OF SITE

3.1 Conduct of Operations: At all times the contractor and their personnel (contractors, subcontractors, and vendors) shall conduct his operations in conformance with the rules and regulations promulgated by the Secretary of the Interior for the National Park Service, and applicable park rules and regulations prescribed by the Park Superintendent. Park rules and regulations prescribed by the Park Superintendent are not limited to but can be found in the Superintendent's Compendium: https://www.nps.gov/pore/learn/management/lawsandpolicies_superintendents_compendium.htm

A. Communications: Contractor shall provide the Contracting Officer and COR with methods of communications including land and/or cell phone numbers (note some areas of work have limited service coverage), email and in case of emergency 24-hour contact options for duration of time operations.

B. Signs: No signs or advertisements (except those specified herein and as required for safety) shall be displayed on the construction site or within the park unless approved by the Contracting Officer.

C. Smoking is not permitted within any Federal building or within 25 feet of entrances, operable windows, or outdoor air intakes.

D. Public/Staff Use of Site: The project site will be open to the public and/or staff during construction. The contractor shall conduct his operations to ensure the least inconvenience to the public and staff. Temporary closures may be permitted upon specific written approval of the Contracting Officer.

3.2 On-site work hours: Work shall be generally performed during normal business working hours of 8 a.m. to 5 p.m., Monday through Friday, except when otherwise indicated. Work on Saturdays, Sundays, Federal holidays, early morning, or at night may not be performed without prior consent

from the CO and COR. Submit requests for work outside of the stated normal business hours to the CO and COR for approval at least 48 hours in advance of the work.

The following Federal holidays are observed by the National Park Service:
New Year's Day
Inauguration Day
Martin Luther King, Jr's Birthday
Washington's Birthday
Memorial Day
Juneteenth National Independence Day
Independence Day
Labor Day
Columbus Day
Veterans Day
Thanksgiving Day
Christmas Day

Note: Any of the above holidays falling on a Saturday will be observed on the preceding Friday; holidays falling on Sunday will be observed on the following Monday. The specific day that each holiday is recognized for each year can be found at the following site: Federal Holidays (opm.gov)

3.3 Contractor Use of Site:

A. General: Contractor shall have limited use of the site for construction operations. Limit use of premises to construction area as shown on site plan. Do not disturb portions of Project site beyond areas in which the Work is indicated.

B. Driveways and Entrances: Keep driveways, access roads, and entrances serving premises clear and available to Government, Government's employees, and emergency vehicles at all times. Do not use these areas for parking or storage of materials. Schedule deliveries to minimize use of driveways and entrances.

1. Contractor shall access the project site as outlined on the attached site map. Do not drive vehicles off road or access non-project areas without permission from the Contracting Officer or their COR.

C. Contractor shall provide appropriate matts for equipment on turf areas to reduce soil compaction. Contractor shall remediate soil compaction as directed to do so by the CO/COR.

3.4 Security and Protection Requirements:

A. Contractor shall be responsible for and protect the entire facility and construction site from notice to proceed through final acceptance.

B. Cultural Resource Protection: Every precaution shall be taken by the Contractor to prevent damage to existing historical materials, structural components of the building and to the surrounding area. Should any damage be incurred as a result of the Contractor's operations at the site, it shall be repaired, or the damaged materials replaced in kind by the Contractor to the satisfaction of the Contracting Officer at no additional expense to the Government.

1. Archaeological Resources: Archaeological resources are physical evidence of past human activity, including evidence of the effects of that activity on the environment. Archaeological resources are found above and below ground and underwater. The Contractor's Project Superintendent, or designee, will observe all ground-disturbing activities in archaeological sensitive areas. If the Contractor discovers resources, the Contractor shall stop work or relocate to a non-sensitive area and contact the Contracting Officer immediately. The Park may also have an Archaeological Monitor at the jobsite who is authorized to stop work upon discovery of archaeological resources. Archaeological resources typically found in the park or at the project site will be discussed further at the preconstruction meeting.

C. Environmental Protection: Provide protection, operate temporary facilities, and conduct construction in ways and by methods that comply with state and federal environmental regulations and that minimize possible air, waterway, and subsoil contamination or pollution or other undesirable effects.

1. Cleaning of Equipment: The Contractor shall ensure that prior to moving on to the Project Area, all equipment, is free of soil, seeds, vegetative matter, or other debris that could contain or hold seeds. Ensure that all equipment has been pressure washed and is free of exotic species prior to start-up of operations and moving of equipment to Project Area. Equipment shall be considered free of soil, seeds, and other debris when a visual inspection does not disclose such material. Disassembly of equipment components or specialized inspection tools are not required.

2. Vegetation Protection: Coordinate with COR to construct protection fence at drip line of any vegetation impacted within construction and grading limits. Any damaged vegetation are to be restored to original conditions via replacement at no additional expense to the Government.

   i. Protection fence to be a temporary barrier, meeting the following requirements: High-density plastic, extruded and stretched polyethylene fabric with 2 inch maximum opening pattern, highly visible orange color, 48 inches high, supported by tubular or T-shape galvanized steel posts spaced not more than 96 inches apart.

   ii. Coordinate with COR prior to any vegetation removals. Consult with COR for any unplanned removals required for vegetation that interferes with construction. Carefully supervise excavating, grading, filling, and other construction operations near vegetation to prevent damage.

3. Invasive Species: The introduction of non-native invasive species can threaten rare and endangered species or can create new populations of non-native species not traditionally found in the park. The contractor is required to inform personnel, subcontractors, and vendors to thoroughly clean all vehicles (especially the tires), equipment, tools, supplies, and materials prior to packing / loading. The park requires and will perform inspections to prevent transport of non-native species PRIOR to arriving at the park entrance. Contact the Equipment Inspector at least (3) three days in advance of park entry to arrange for inspection(s) at the loading dock or point of origin.

4. Endangered Species: Endangered species are protected by Federal law. Obey all park regulations. Drivers must obey all traffic laws and watch for animals on or alongside road or at the jobsite. Contact Park Dispatch at immediately if animal is hit or injured or will not move off the road.

The following measures are required to minimize disturbance to endangered wildlife:

iii. Work shall be conducted to ensure the work area is cleaned up at the end of each work shift so that loose tools, debris, and materials are not left out in a manner that could present a hazard to a listed species.

iv. Noise and vibrations of equipment shall be kept to a minimum when working in the vicinity of a listed species.

v. Hazmat spill prevention protocols shall be employed when using gas-powered equipment.

vi. Tarps shall be used to contain all paint chips and building debris from exterior surfaces that may fall to the ground.

vii. Ensure loose nails and screws do not make it to the ground when working on exterior surfaces as these can be detrimental to listed species.

D. Pest Control: Follow best practices to minimize attraction and harboring of rodents, roaches, and other pests and to perform extermination and control procedures at regular intervals so Project will be free of pests and their residues at project completion. Perform control operations lawfully, using environmentally safe materials.

E. Temporary Enclosures: Provide and maintain temporary enclosures as required for protection of construction in progress and from access by visitors or staff, other construction operations, and similar activities.

F. Protecting Existing Utilities: Notify Contracting Officer (CO), Contracting Officer's Representative (COR) and utility companies as required to request location services prior to and to coordinate any excavation/digging operations, and/or for demolition if within Scope of Work.

3.5 Vehicles / Heavy Equipment:

A. Rules of the Road: All vehicles and heavy equipment will comply with posted traffic regulations, including speed limits and double-yellow center lane markings. Vehicles and heavy equipment shall take every safe opportunity to use paved roadside pullouts in order to allow faster moving traffic to pass. Failure to comply with traffic regulations will result in a citation being issued to the driver.

B. Vehicle Parking: The contractor shall park vehicles and heavy equipment in designated areas as established at the preconstruction meeting. Vehicles are not permitted within long-term or overnight parking along park roads or in associated overlooks / pullouts.

C. Driveways and Entrances: The contractor shall keep driveways and entrances serving the premises clear and available to the government, government employees, and emergency vehicles at all times.

D. Vehicle Exhaust: All vehicles will be properly maintained to ensure that the exhaust produced is within legal limits. Effects of excessive vehicle exhaust may be subject to enforcement of

State and Federal laws regarding emissions as well as those regarding threatened and endangered species.

E. Spills: The Contractor shall be responsible for any cleanup efforts required in accordance with 40 CFR and all applicable state environmental quality laws regarding disposal and cleanup of hazardous / industrial wastes. Contractor must immediately notify the Contracting Officer of spills.

F. DOT Compliance: All vehicles are to be compliant with all DOT requirements including but not limited to driver with appropriate license class, medical examiner card as appropriate with license class, carrying three (3) triangles or three (3) flares, mounted fire extinguisher, and valid DOT safety sticker.

G. Slow Vehicles: The Contractor is to notify the Contracting Officer of slow vehicles that may cause traffic delays or extended traffic lines. Vehicles that are slow are requested to enter the Park AFTER 2:00 p.m. and exit the Park BEFORE sunset.

H. Oversized Vehicles: Oversized vehicles are defined as vehicles where the width of the vehicle or load exceeds one lane (i.e., beyond the center line of the paved road). Oversized vehicles must not exceed the clearances along the Park road corridor. Oversized vehicles will require an escort and drivers must avoid driving on the edges of the Park road. The Contractor is to notify the Contracting Officer of oversized vehicles, scheduled dates, and estimated arrival times at the park entrance; and the identity of who is escorting the vehicle (e.g., police, contractor, etc.). Vehicles that are oversized are requested to enter the Park AFTER 2:00 p.m. and exit the Park BEFORE sunset.

I. Road & Weight Restrictions: All vehicle load, weight, and size limitations, as established by State law, apply to vehicles operated on the Park road (36 CFR § 4.11). No loads heavier than the current load rating for park roads and bridges will be permitted.

3.6 Storage - Staging Areas:

A. Confine Storage of materials and equipment to the project staging area noted on the plans. Specific storage units shall be provided by the contractor and exact location within staging area shown in appendix A below may be discussed at the preconstruction briefing. All storage units provided by the contractor shall be in a clean and acceptable condition to the COR. Security of the materials and equipment on site is the Contractor's responsibility.

3.7 Hauling Restrictions: Contractor shall verify and be responsible for the path accessing the site and obtaining / maintaining all local, state and federal permits/licenses associated with hauling/road requirements and dumping of materials associated with the project.

3.8 Waste Removal, Recycling, and General Housekeeping:

A. Keep project site in a neat, orderly, and safe condition at all times.

1. Contractor is responsible for providing dumpsters for waste and recycling and for removing all waste created by the project. Contractor shall recycle to the highest degree possible and empty dumpsters as necessary to avoid debris on site.

Coordinate with COR for approved dumpster locations prior to commencing construction.

2. Dispose of waste materials and recycling legally outside the park. The contractor shall not use park dumpsters.

3. Address Recycling: Government goal is to salvage and recycle as much nonhazardous construction waste as possible. Use sustainable methods to the extent possible during this project, recycling material as much as possible within local means. Maintain accurate documentary records for submittal of all recycled materials used including fly ash and slag cement.

4. For all waste and recycling removals offsite, contractors shall provide estimates and/or tickets to quantify material weights and report back to the park, submit to COR for review and record filing.

3.9 Photo Documentation:

A. Contractor must provide existing condition, progress, and completion photos. All photos shall be in focus, show maximum range of depth of field general photo and then close up detail photo as needed. Shall be in JPEG digital form and <u>submitted preferably electronically by email</u> or optional via CD-R Archival Gold or DVD-R Archival Gold media with printed labels and 8 mega pixels minimum within 7 days from time of taken or as approved by COR.

B. Existing Condition Images:

1. Before starting construction, take color, dated, digital images of project site and adjacent property/roads/etc. that may be impacted by construction activity/traffic. Include existing items to remain or be salvaged from different vantage points and with context for location identification.

C. Construction Progress Images:

1. Document all sub-surface work/ trenches etc. prior to backfill with photos covering enough overall field view to show location and then zoom in for details. (Locations and dimensions shall also be noted on as built drawing set.)
2. Maintain organized index for photos with date, description, etc.
3. Additional images as needed when questions or emergency situations occur. Submit within 24 hours.

D. Completion Images:

1. Document all completed work within scope of work.
2. Maintain organized index for photos with date, description, etc..
3. Additional images as needed when questions or emergency situations occur. Submit within 24 hours.

3.10 Fire and Life Safety:

A. As a minimum, conduct one weekly 15 minute "toolbox" safety meetings. These meetings shall be conducted by a foreman or supervisor and attended by all construction personnel at the worksite. Topics need to coincide with work scheduled for the following week. Document and submit meeting minutes to the CO and COR within one day after the meeting and document the meetings on the daily reports.

B. Comply with the requirements of NFPA 241 (Standard for Safeguarding Construction, Alteration, and Demolition Operations). Take all necessary precautions to prevent fire during construction. Provide adequate ventilation during use of volatile or noxious substances.

C. Store and handle hazardous materials in accordance with manufacturers and OSHA 29CFR1926 Subpart D requirements 1926 | Occupational Safety and Health Administration (osha.gov). Maintain readily available, on site, MSDS/Safety Data Sheets (SDS) for each chemical.

1. Immediately report all spills of hazardous materials to the CO, COR, and park.

2. Maintain a spill emergency response kit.

3. Train employees how to respond to a spill and use the emergency response kit.

3.11 Noise and Acoustics Management

A. Noise Control: Perform operations to minimize noise. Perform noise-producing work in less sensitive hours of the day or week as directed by the Contracting Officer or COR.

ITEM 4 - COMMENCEMENT, PROSECUTION, AND COMPLETION

4.1 The Contractor shall commence work in accordance with the terms and conditions of the contract. Contractor shall coordinate and incorporate long lead and delivery time items within the schedule.

ITEM 5 - EXAMINATION OF THE SITE

5.1 All bidders are urged to visit the job site and examine existing conditions before submitting bids. Contractors will be accountable for understanding existing conditions. No cost changes for items visible during site visit will be allowed.

ITEM 6 - ABBREVIATIONS

6.1 The list of abbreviations, standards and organizations which may be used in/referred within the Construction Specifications or Special Provisions, may be found linked from the listed page below. On the home page, follow the link under **"Contracting and Procurement"** labeled **"NPS Reference Standards."** https://www.nps.gov/orgs/1671/do-business-with-us.htm

ITEM 7 – SAFETY REQUIREMENTS

7.1 The contractor shall comply with all applicable local, state, and federal safety and environmental regulations and requirements, whichever is more stringent. The contractor shall also, at a minimum:

A. Develop, implement, and comply with the Site-Specific Safety Plan (SSSP) accepted by NPS.

B. Provide and maintain worksites that minimize exposure to safety and health hazards to individuals exposed to its operations including but not limited to its employees, NPS employees, and visitors, as well as reducing risks to property, materials, supplies, and equipment.

C. Rectify all identified unsafe or unhealthful working conditions.

D. Cooperate with all informal and formal, unannounced and announced safety and health inspections by the Contracting Officer's Representative (COR) and/or NPS Safety Representative.

7.2 Site Specific Safety Plan Requirements: The Site Specific Safety Plan (SSSP) shall be specific to the job task and scope and shall contain the following at a minimum:

A. Signature Sheet: Title, signature and phone number of the following:

1. The plan preparer, company representative authorized to approve the plan, Project Manager/Superintendent, and Project Safety Professional

2. Background Information: Include the following:

3. Contractor

4. Contract number

5. Project name

6. Brief project description of project and work to be performed

7. A map of general work locations.

B. Responsibilities and Authority: A statement of the employer's ultimate responsibilities for the implementation of its safety and health program. Also included is:

1. Identification and accountabilities of personnel responsible for safety at both the corporate and project level and lines of authority

2. Listing of policies and procedures regarding noncompliance with safety requirements to include disciplinary actions for violations, including written company procedures for holding managers and supervisors accountable for safety

3. The names of the competent and/or qualified person(s) and proof of competency or qualifications to meet specific OSHA competent/qualified person(s) requirements

4. Requirements that no work is to be performed unless a designated competent person is present on the worksite

C. Subcontractors and Supplier:. If applicable, procedures for coordinating safety and health activities with the other employers on the worksite:

1. Identification of subcontractors and suppliers

2. Safety responsibilities of subcontractors and suppliers

D. Training:

1. Requirements for new employee safety and health orientation training at the time of initial hire.

2. Outline requirements for mandatory training and certification that are applicable to the project (i.e. vehicle operator, HAZWOPER training and certification, hazard communication, respiratory protection, fall protection, scaffolding, excavation, PPE).

3. Outline requirements for periodic retraining/recertification.

4. Procedures for periodic safety and health training for supervisors and employees.

5. Requirements for emergency response training.

6. Specify the name(s) of the individual(s) responsible for maintaining training records.

    i. Include or make available for review actual certifications (such as: First Aid/CPR. Lead/asbestos worker, scaffolding, fall protection, etc.) applicable to the project

E. Risk Assessment/Management: Provide a list of major work tasks or job phases and submit a Job Hazard Analysis (JHA) or Phase Hazard Analysis (PHA) for each major task or phase (i.e., breakdown of the task or phase in major steps, identify what hazards or safety exposures are present, then what measures will be in place to control these identified concerns).

F. Plans, Programs, and Procedures: Based on the risk assessment conducted for the identified activities that will be performed and on the mandatory OSHA compliance programs, the contractor will describe how they will address all applicable occupational hazards (e.g., protective measures/risk management) and compliance plans (i.e., Emergency response plans; Spill plans; Hazard Communication; etc.)

G. Housekeeping: Identify sanitation and job site housekeeping procedures including toilet facility requirements, hand washing requirements, drinking water availability, and any other requirements that may be applicable to this project.

H. Safety and Health Inspections: Identify specific responsibilities for minimal daily worksite safety and health inspections during the period of work including who will conduct, proof of inspector’s training/qualifications, when inspections will be completed, procedures for documentation, and recording of corrective actions.

I. Emergency Contacts/Medical Support: Identify emergency contacts for the project and provide the name, phone number, map, and driving directions from the worksite to the nearest hospital/emergency medical facility.

J. Accident Reporting: Identify person(s) responsible for providing the following information:

1. Exposure data (man-hours worked).

2. Accident investigations, reports, and logs. The contractor will report all incidents as soon as possible but not more than 24 hours after occurrence to the COR. The contractor must conduct a thorough investigation into the incident and provide the findings and corrective actions to the COR no later than five (5) working days following the incident. Implement corrective actions as soon as reasonably possible. The following require immediate notification:

3. Fatality

4. Permanent total disability

5. Permanent partial disability

6. Overnight hospitalization of 1 or more people resulting from a single occurrence

7. NPS property damage

K. Fire Protection and Prevention: Include a list of the major workplace fire hazards specific to the project, potential ignition sources, types of fire suppression equipment or systems appropriate to the control of fire, assignments of responsibilities for maintaining the equipment and systems, and personnel responsible for controlling fuel source hazards.

L. Hazard Communication: If chemicals will be used or brought on site during the course of the project, the contractor will develop a section overviewing Hazard Communication, provide or make available documentation that employees have received Hazard Communication training, and attach or make available copies of Safety Data Sheets (SDS) for each hazardous material that will be onsite.

M. NPS Staff and Public Risk Management: Identify mitigations to protect the NPS staff and the public during the contract work (e.g., pedestrian management, traffic control, signage).

N. Severe Weather: The contractor will provide a Contingency Plan for Severe Weather. The section will outline procedures addressing each potential severe weather event that is likely to occur at the project site, such as heavy rain, high winds, fires, slides, power outages, etc. Such planning shall take into consideration the nature of construction, site conditions, and degree of exposure for persons and property.

7.2 Safety Meetings: At a minimum, conduct weekly "toolbox" safety meetings. These meetings shall be conducted by a foreman or supervisor and attended by all construction personnel at the worksite. Topics need to coincide with work scheduled for the week.

7.3 Qualification of Employees:

A. Ensure that employees are physically qualified to perform their assigned duties in a safe manner to include operators of vehicles and equipment. Provide operating instructions for all equipment.

B. Do not allow employees to work whose ability or alertness is impaired because of drugs, fatigue, illness, intoxication, or other conditions that may expose themselves or others to injury.

7.4 Accident Reporting: The Contractor shall report all accidents to the CO and COR as soon as safely possible and assist the CO and COR and other officials as required in the investigation of the accident.

7.5 First Aid Facilities: Provide access to facilities for the number of employees and appropriate to the hazards associated with the types of ongoing construction work at the site.

7.6 Emergency Instructions: Post telephone numbers and reporting instructions for ambulance, physician, hospital, fire department, and police in conspicuous locations at the work site.

7.7 Personal Protective Equipment (PPE): It is the Contractor's responsibility to require all those working on or visiting the site to wear necessary protective equipment at all times.

A. PPE must meet requirements of applicable ANSI standards. Selection shall conform to OSHA 29CFR 1926 Subpart E.

B. A hard hat use area shall be designated by the Contractor. The hard hat area shall be posted by the Contractor in a manner satisfactory to the Contracting Officer.

C. All PPE will be serviceable at all times. At a minimum, maintain 2 sets of PPE including hard hats and all other Accident Prevention Plan required equipment.

7.8 Hazardous Materials: It shall be the responsibility of all operators and contractors, functioning within the park to properly cleanup, mitigate and remediate if necessary, all unauthorized discharges of hazardous materials or non-hazardous chemical and biological products released from fleet and/or other support vehicles or stationary sources. Response shall be consistent with guidelines established by federal, state, and local regulations, and as outlined within the operator's Safety or Hazardous Materials Business Plan.

A. If a spill, leak, or other release occurs, the operator shall as soon as possible, without impeding cleanup, notify the local 911 Emergency Response, COR and or the National Park Service Emergency Dispatch.

ITEM 8 – PROJECT MEETINGS

8.1 Preconstruction Conference: Before the start of construction, the Contracting Officer will arrange an on-site meeting with Construction Contractor. Meeting agenda will include the following as a minimum:

1. NPS Roles & Responsibilities
2. Key Contractor Personnel

3. Coordination with Subcontractors
4. Correspondence & Submittal Procedures
5. Submittals
    a. Status of Division 01 Submittals
    b. Schedule & SOV
    c. Safety & Accident Prevention Plan
    d. Storm Water Pollution Prevention Plan
    e. Status of Division 02-49 Submittals
6. Park Rules & Regulations
7. Work Hours and Weekend, Holiday, and Night Work
8. Project Information
    a. Park Access & Vehicle Reporting
    b. Jobsite Access & Parking
    c. Staging, Storage, and Lay Down Area(s)
    d. Temporary Facilities & Controls
    e. Jobsite Restrictions
    f. Resource Protection
    g. Weather, Climate, Environmental Conditions
    h. Reference Documents
    i. Other Contracts / Ongoing Work
9. Labor Standards Provisions
10. Labor Interviews
11. Payroll Reports
12. Payments to the Contractor
13. Change Orders / Modifications
14. Progress Meetings
15. QC Daily Reports
16. Inspections
17. Acceptance and Rejection of Work
18. Closeout Procedures & Submittals
19. Contract Period of Performance
20. Notice to Proceed

8.2 Meeting Minutes: Record significant conference discussions, agreements, and disagreements, including required corrective measures and actions.

8.3 Reporting: Distribute minutes of meetings to each party present and to other parties requiring information.

ITEM 9 – SUBMITTAL REQUIREMENTS

9.1 General Contracting Submittal Procedures:

A. General: Prepare and submit submittals required by individual Technical Specification Sections. Types of submittals are indicated in individual specific sections.

1. CM-16 Transmittal Form: All submittals shall be transmitted via electronic email using National Park Service form CM-16 form. The form will be provided by the Contracting Officer. No action will be taken on a submittal item unless accompanied by the CM-16 transmittal form. Submit completed CM-16 forms to the CO and the COR

9.2 Division 01 Required Submittals:

A. Satisfactory evidence of liability insurance coverage and workman's compensation, and any applicable bonds, must be submitted within 10 calendar days of Notice of Award.

B. The following items are to be submitted prior to the Preconstruction Conference or as specified at the CO's discretion. For items that were not received and approved prior to the preconstruction-conference, the timeline for the documents to be submitted will be addressed at the pre-construction conference. Notice to Proceed may not be issued, and the Contracting Officer will consider other contractual remedies if not resolved as directed. Work shall not commence until written Notice to Proceed has been issued. Contracting Officer will notify Contractor of tentative date for the Pre-Construction Conference:

1. Letter designating Project Superintendent.
2. Construction Schedule. (Must include shop drawings, procurement time including long lead time items, mobilization, trade work progression and completion at minimum.)
3. A comprehensive breakdown of the Schedule of Values.
4. Site Specific Safety Plan (see Item 7 of this document).
5. A list of Subcontractors for this project.
6. Written statements from subcontractors certifying compliance with applicable labor standard clauses (SF1413).
7. Quality Control Plan.
8. Waste Management Plan.
9. Temporary Storm Water Pollution Prevention Plan (SWPPP or UPPP)
10. Historic Preservation Treatment Plan
11. List of Construction Permits. Include the following information for each permit:
    a. Name of Permit.
    b. The Agency(ies) with Jurisdiction issuing the permit.
    c. Information required from the Government to complete the permit application.

9.3 Division 02-49 Submittal Documents: The following documents shall be submitted to the Contracting Officer prior to construction start. If these documents have not been received and approved by the NPS prior to construction, the construction start date may be delayed.

A. Shop Drawings: Indicate all coordinating materials and work impacting the installation coordination, connection details, anchorage requirements, hardware locations, and installation details and locations.

1. Drawings shall be developed in AutoCAD or similar drafting software.

2. Drawings shall include details, dimensions, notational information and other data to ensure the contractor has a complete understanding of the work.

3. Drawings shall be submitted to the Contracting Officer in PDF format. Allow 2 weeks for the drawings to be reviewed by NPS staff. The Contractor shall incorporate review comments into the shop drawings and resubmit for final approval.

B. Product Data: Submit product cut sheets / material data on all products to be used for approval. Indicate the size, model, or type of each recommended product.

1. Submit Product Data according to Part 9.1 of this section to include one digital file (.PDF or .TIF) to COR.

C. Samples: When requested, submit a physical sample of a product or an array of color choices for approval.

1. Submit Samples CM-16 Transmittal Form according to Part 9.1 of this section to include one digital file (.PDF or .TIF) and physical samples of actual material to COR.

D. For submittals specified above, forward submittals to Contracting Officer and COR at least 15 days before need for approval (depends on length of project).

E. After approving submittals, Contracting Officer and/or COR will return one copy to the Contractor. If submittals are not approved, Contracting Officer will return all copies to Contractor with reasons for rejection. Resubmit, identifying changes. Any work done before approval shall be at Contractor's own risk.

9.3 Approved Equals: All brand names noted are subject to ‘or equal’ products. If an item in this solicitation is identified as “brand name or equal” or lists more than 1 manufacturer, the description of the proposed item must reflect the characteristics and level of quality that will satisfy the Government’s needs as demonstrated by the salient physical, functional, or performance characteristics that “equal” products must meet and/or exceed that as specified in the solicitation or relevant specification. Contractor shall incorporate and be responsible for all collateral costs due to the or equal proposed as required to provide a complete project.

A. For each item proposed as an “approved equal,” submit supporting data, including:

1. Drawings and samples as appropriate.
2. Comparison of the characteristics of the proposed item with that specified and with the salient characteristics provided.
3. Changes required in other elements of the work because of the substitution.
4. Name, address, and telephone number of vendor.
5. Manufacturer’s literature regarding installation, operation, and maintenance, including schematics for electrical and hydraulic systems, lubrication requirements, and parts lists. Describe availability of maintenance service, and state source of replacement materials.

B. A request for approval constitutes a representation that General Contractor:

1. Has investigated and shall provide documentation in request showing that the proposed item is equal or superior in all respects to the salient characteristics specified.
2. Will meet or exceed warranties for the proposed item specified.
3. Has determined that the proposed item is compatible with interfacing items.
4. Will coordinate the installation of an approved item and make all changes required in other elements of the work because of the substitution.
5. Waives all claims for additional expenses that may be incurred as a result of the substitution.

C. Approved Equals will be evaluated and approved/disapproved during the submittal process.

9.4 Schedule of Values: Submit the Schedule of Values a minimum of one week prior to the Preconstruction Conference for COR review. Schedule of Values shall include defined work line items with cost break downs including labor, material, and equipment for COR approval.

9.5 Progress Reporting: The initial Construction Schedule and Schedule of Values are required a minimum of one week prior to the Preconstruction Conference. After the Notice to Proceed is issued and after on-site work begins, progress will be documented via daily logs and by providing an updated Construction Schedule and Schedule of Values when requested, but minimally with each pay application. Submit digital copy electronically (PDF preferred) of all required documents. Construction Schedules are normally in bar chart form and indicate estimated starting and completion dates for each part of the work. For a pay application to be reviewed and processed in a timely manner, the following information must either be submitted prior to or accompany submission of the pay application:

A. Daily/weekly progress reports during construction as part of the administration process.

B. Updated Schedule of Values: Breakdown each lump-sum item into component work activities used in the schedule, for which progress payments may be requested. The Schedule of Values will form the basis for payment. The work activities broken out within the schedule of values shall be integrated into and made a logical part of the construction baseline schedule submitted under this specification. The total costs for the component work activities shall equal the contract price for that lump-sum item. The Contracting Officer may request data to verify accuracy of dollar values. A sample Schedule of Values format may be provided upon request.

ITEM 10 – REQUESTS FOR INFORMATION (RFIs)

10.1 General: On discovery of the need for additional information or interpretation of the Contract Documents, the Contractor shall prepare and submit a RFI utilizing the form attached.

A. Contracting Officer will only respond to RFIs submitted by the Contractor.

B. Coordinate and submit RFIs in a prompt manner to avoid delays in the work.

10.2 RFI Form: Include a detailed, legible description of the subject or item needing information or interpretation on the RFI Form with:

A. RFI number, numbered sequentially.

B. Date.

C. RFI subject.

D. Specification Section number and title and related paragraphs, as appropriate.

E. Drawing number and detail references, if applicable.

F. Photographs or sketches if applicable.

G. Contractor's suggested resolution. If the Contractor's suggested resolution impacts the contract time or the contract sum, Contractor shall state impact in the RFI.

10.3 Response to the RFI: The Contracting Officer will review each RFI, determine the action required, and respond accordingly.

ITEM 11 – QUALITY REQUIREMENTS

11.1 General: The Contractor is responsible for all quality control to guard against defects and deficiencies in the work. Inspect and test work as needed to ensure that the quality of materials, workmanship, construction, finishes, and functional performance are in compliance with applicable specifications, drawings, building codes and standards.

11.2 Quality Control (QC) Daily Reports: Submit quality control daily reports documenting the progress and quality of the work. The Contractor's Quality Control Supervisor shall utilize the forms attached at the end of this Section. The submission frequency of the QC Daily Report to the contracting officer will be determined at the preconstruction meeting.

ITEM 12 - TEMPORARY FACILITIES & CONTROLS

12.1 General: The contractor will be allowed to set up temporary facilities and controls as outlined. All temporary facilities and controls shall be removed from the site before final acceptance of the work.

12.2 Temporary Utilities: The following utilities / services are available for use at the project site:

A. Electrical Power Service: Electrical power service is available from facilities at or near the project site for use on the contract without charge. Provide all connections and extensions of services in a safe manner in compliance with NEC, NEMA, and UL standards and regulations.

B. Water Service: Non-potable water service is not available from facilities at or near the project site for use on the contract without charge. Provide all connections and extensions of services with proper backflow prevention devices in compliance with AWWA standards and local regulations.

C. Sanitary Facilities: Contractor must provide toilets for contractor personnel, sufficiently lighted and ventilated toilet facilities in weatherproof, sight proof, handicap accessible (if required), sturdy enclosures with privacy locks. Coordinate with COR for approved location.

D. Telephone Cellular Service: The project site does have cellular service that can be picked up in most locations at the contract site. The NPS does not provide cellular service.

E. Temporary Office: The construction of temporary office buildings or installation of trailers will not be allowed in the park. If the contractor requires office space, the park will attempt to accommodate the contractor with an existing space for administrative work.

F. Temporary Enclosures: For uncontrolled sites, the contractor shall construct an enclosure fence, barrier, or partition to prevent people and animals from entering the project site except by gates / doors.

G. Temporary Traffic Controls: The contractor shall erect and maintain barricades, danger signals, and warning signs in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), 2009 edition. The contractor shall provide adequate traffic control, including flaggers on either side of any work performed in the road. Any workers on or near the road must wear highly visible, bright clothing.

ITEM 13 – EXECUTION

13.1 Examination: Examine the project area and site facilities and verify compatibility between existing conditions and the scope of work.

13.2 Preparation: Take field measurements or conduct surveys to verify dimensions before fabrication or installation.

13.3 Installation: Install all systems or components according to the specifications, manufacturer's recommendations, permit conditions (where applicable), and local, State, and Federal codes, standards, and regulations.

13.4 Correction of the Work: Upon discovery of defects or damage of new work or to existing facilities damaged by new work, repair or replace damaged systems or components and restore substrates and finishes.

13.5 Progress Cleaning: Clean the project site and work area on a daily basis. Keep site free of waste and debris in proper containment. Properly dispose of all waste and debris offsite.

13.6 Final Cleaning & Waste Disposal: At the completion of the work, clean all surfaces and remove all waste materials, trash, tools, equipment, machinery, and surplus items from the project site and legally dispose of all waste items.

ITEM 14 - PROJECT CLOSEOUT

14.1 Cleaning: Remove all tools, equipment, surplus materials, and rubbish. Move attic stock to location coordinated with COR. At time of final inspection, project shall be thoroughly clean and ready for intended use. Inspector holds the right to reschedule if project is not ready for inspection.

14.2 Completion and Final Inspection: Contractor shall submit written certification of project completion and request a final inspection to the Contracting Officer and COR. The Contracting Officer or designee will make an inspection within 10 days of receipt of request or at a mutually agreeable time.

A. If the work is determined to be complete following the final inspection with minor comments, the COR will prepare and provide the Contractor a Punch List noting outstanding items to be addressed.

B. If the work is not determined to be complete following the final inspection, the Contracting Officer will notify Contractor in writing, stating reasons. Contractor, after completing the work according to the Contract Documents, shall resubmit completion and request a new final inspection. Re-inspection costs may be charged against the Contractor in accordance with the Inspection of Construction contract clause.

C. Contractor shall complete the Punch List within 30 calendar days, or a time directed by the CO.

D. Once Contractor completes all items of work on the Punch List and all contractually required items are accepted, Contracting Officer will issue Letter of Final Acceptance of Work and request the final pay application.

E. If the Contractor fails to complete the work within the time frame, the Contracting Officer may correct the work with an appropriate reduction in contract price or charge for re-inspection costs in accordance with the Inspection of Construction contract clause.

F. Disposition of any permits and warranties required by the specifications in this section.

14.3 Final Acceptance of the Work: After all punch list deficiencies have been corrected, a Letter of Final Acceptance will be issued. A Release of Claims document must be executed and submitted to the Contracting Officer before final payment can occur.

14.4 Warranties

A. Construction Warranty shall be based on date of final acceptance of the work and remain in effect for one year.

B. Provide all manufacturer warranty information of products installed organized by Division. All contact information, extent of coverage and conditions shall be clearly noted as well as date of overall final acceptance.

C. Information shall include operation and maintenance manuals for each warranted product.

14.4 Closeout Submittals

A. Operation & Maintenance (O&M) Manual: Submit three (3) hard copies (in D-ring binders) and three (3) compact disks (CDs) with all operation and maintenance information including but not limited to a preventative maintenance schedule, operating instructions, product / material cut sheets, system diagrams, as-built drawings, progress photos, product warranties, and a one (1) year Contractor-issued warranty on all workmanship starting from the date of final acceptance.

ITEM 15 - DEFINITION OF CONTRACT LINE ITEMS

15.1 Summary

A. The intent of this section is to explain, in general, what is and what is not included in a contract line item, and the limits or cut off points where one item ends, and another begins.

B. If no contract line item exists for a portion of the work, include the costs in a related item.

15.2 List of Contract Line Items

A. Contract Line-Item No. 001 Repair and Paint Hay Barn

1. This item includes replacing missing battens and preparing and painting previously painted surfaces of the Pierce Ranch Hay Barn. This item includes all work within 10 feet of the exterior perimeter of the building.

2. Measurement for payment will be lump sum price.

3. Payment will be made per the contract and percentage of completion level.

B. Contract Line-Item No. 002 Repair and Paint Horse Barn

1. This item includes selective demolition and in-kind replacement of redwood drop siding, roof facia, and wood gutters. It also includes preparing and painting previously painted surfaces of the Pierce Ranch Hay Barn. This item includes all work within 10 feet of the exterior perimeter of the building.

2. Measurement for payment will be lump sum price.

3. Payment will be made per the contract and percentage of completion level.

END OF SECTION

SECTION 01 35 91 - HISTORIC PRESERVATION TREATMENT PROCEDURES

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes special procedures for historic treatment on Project including, but not limited to:

1. Definitions
2. Submittals
3. Quality Assurance
4. Storage and protection of existing historic materials
5. Project site conditions
6. Historic Preservation Treatment Plan
7. Protection, General
8. Protection during application of chemicals
9. Protection during use of heat-generating equipment
10. Historic preservation treatment procedures

1.2 DEFINITIONS

A. "Preservation" - To apply measures necessary to sustain existing form, integrity, and materials of historic property. Work may include preliminary measures to protect and stabilize the property.

B. "Rehabilitation" - To make possible a compatible use for property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values.

C. "Restoration" - To accurately return form, features, and character of a property to its appearance at a particular period of time by means of removal of features from other periods in its history and repair and reconstruction of missing and deteriorated features from the restoration period.

D. "Reconstruction" - To reproduce in exact form and detail, a building, structure, or artifact as it appeared at a specific period in time. Reconstructed elements do not possess historic integrity in their own right since they are-not original fabric.

E. "Stabilize" - To apply measures designed to reestablish a weather-resistant enclosure and structural reinforcement of an item or portion of the building while maintaining essential form as it exists at present. This level of intervention is aimed at retarding or arresting adverse impacts to structures.

F. "Protect and Maintain" - To remove deteriorating corrosion, reapply protective coatings, and install protective measures such as temporary guards; to provide the least degree of intervention.

G. "Repair" - To stabilize, consolidate, or conserve; to retain existing materials and features while employing as little new material as possible. Repair includes patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading materials. Within restoration, repair also includes limited replacement in kind, rehabilitation, and reconstruction, with compatible

substitute materials for deteriorated or missing parts of features when there are surviving prototypes.

H. "Replace" - To duplicate in its entirety, a historic element or feature by matching its historic pattern, detail and appearance. Replacement is justified when original or historic elements are damaged beyond repair or are missing. Replacement conditions and methods include:

1. Replacement with Original or Historic Fabric: Includes fabric salvaged from other locations or projects having identical architectural qualities. Duplication of appearance using identical material possessing historical significance.
2. Replacement with New Materials: Includes replacement with new material of like kind (custom fabricated of manufactured). Duplication of appearance using like material.
3. Replacement with Substitute Materials: Includes replacement with a compatible substitute that is frequently contemporary and unlike the historic fabric. Duplication of appearance using modern (non-traditional) material Use of substitute materials is not approved unless matching materials are not available.

I. "Remove" - To demolish or detach items from existing construction and legally dispose of them off-site unless indicated to be removed and salvaged or removed and reinstalled.

J. "Remove and Salvage" - To detach items from existing construction and deliver them [**ready for reuse**] to Contracting Officer (CO) or designee.

K. "Remove and Reinstall" - To detach items from existing construction, repair and prepare for reuse, and reinstall where indicated.

L. "Existing to Remain" or "Retain" - Existing items of construction not to be removed and not otherwise indicated to be removed and salvaged or removed and reinstalled.

M. "Material in Kind" - Material that closely matches existing materials through comparison of architectural qualities and salient characteristic such as species, cut, color, grain, dimension, profile, thickness, and finish.

1.3 SUBMITTALS

A. Historic Preservation Treatment Plan:

1. After contract award and before Pre-Construction conference, submit for approval a written Historic Preservation Treatment Plan (HPTP).
2. If the plan requires revisions or corrections, Contractor shall resubmit plan within 10 days.
3. No change in approved plan may be made without written concurrence by Contracting Officer.

B. Alternative Methods and Materials: If alternative methods and materials to those indicated are proposed for any phase of work, provide a written description including evidence of successful use on other, comparable projects, and program of testing to demonstrate effectiveness for use on this Project.

C. Photographs or Videotape: In accordance with Section 01 32 33 "Photographic Documentation," show existing conditions of adjoining construction and site improvements including finish

surfaces that might be misconstrued as damage caused by historic treatment operations. Submit before work begins.

1.4 QUALITY ASSURANCE

A. Historic Preservation Treatment Specialist Qualifications: Experienced firm with required certifications and training able to demonstrate through past performance they are qualified to perform this work.

1.5 STORAGE AND PROTECTION OF HISTORIC MATERIALS

A. Removed and Salvaged Historic Materials:

1. Clean salvaged historic items.
2. Pack or crate items after cleaning. Identify contents of containers.
3. Store items in secure area until delivery to Contracting Officer.
4. Transport items to storage area [**at _____**] [**indicated on Drawings**].
5. Protect items from damage during transport and storage.
6. Do not dispose of items removed from existing construction without prior written consent of Contracting Officer.

B. Removed and Reinstalled Historic Materials:

1. Clean and repair historic items to functional condition adequate for intended reuse.
2. Pack or crate items after cleaning and repairing. Identify contents of containers.
3. Protect items from damage during transport and storage.
4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use as designed.

C. Existing Historic Materials to Remain: Protect construction indicated to remain against damage and soiling during historic treatment. When permitted by Contracting Officer, items may be removed to suitable, protected storage location during historic treatment [**and cleaned**] and reinstalled in their original locations after historic treatment operations are complete.

D. Storage and Protection: When removed from existing location, store historic materials within weather-tight enclosure protected from wetting by rain, snow, or ground water, and temperature variations. Secure stored materials to protect from theft.

1. Identify removed items with an inconspicuous mark indicating original location.
2. Develop key plan when many similar items are scheduled for removal and reinstallation.

1.6 PROJECT-SITE CONDITIONS

A. Exterior Cleaning and Repairing:

1. Proceed with work only when forecasted weather conditions are favorable.

a. Wet Weather: Do not attempt repairs during rainy or foggy weather. Do not apply primer, paint, putty, or epoxy when relative humidity is above 80 percent. Do not remove exterior elements of structures when rain is forecast or in progress.
b. Do not perform exterior wet work when air temperature is below 40 degrees Fahrenheit
c. Do not begin cleaning, patching, or repairing given likelihood of frost or freezing.
d. Do not begin cleaning when either air or surface temperature is below 45 degrees Fahrenheit unless approved means are provided for maintaining 45 degrees Fahrenheit temperature of air and materials during, and for 48 hours subsequent to, cleaning.

2. Perform cleaning and rinsing of the exterior only during daylight hours.

B. National Park Service will occupy portions of building immediately adjacent to historic treatment area. Conduct historic treatment so National Park Service operations will not be disrupted. Provide 72 hours' notice to Contracting Officer of activities that will affect National Park Service operations.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION

3.1 HISTORIC PRESERVATION TREATMENT PLAN

A. Prepare written plan for preservation work covering preservation components of project. Plan shall verify construction strategy and intent is compatible with Department of the Interior's (DOI) standards for Treatment of Historic Properties, guidelines for Treatment of Cultural Landscapes, and National Park Service management policies for cultural resources. Plan shall satisfy both project scope and resource protection requirements. Plan shall include:

1. Organized list of preservation components of project, systems, and tasks
2. Staging and sequence of work
3. Disassembly and reassembly techniques and steps
4. Equipment and tools required
5. Supplies and materials with manufacturer or supplier identified including specific clean up/storage procedure including frequency and documentation of such.
6. Skilled trades and crafts required
7. Anticipated testing and analysis of fabric
8. Additional investigations for extents or magnitude of treatments needed
9. Protective measures
10. Seasonal limitations on work
11. Alternative means if primary treatment method is unfeasible
12. Work conducted off-site (Approval from Contracting Officer required prior to taking resources off-site).

3.2 PROTECTION, GENERAL

A. Comply with manufacturer's written instructions for precautions and effects of products and procedures on adjacent building materials, components, and vegetation.

B. Ensure supervisory personnel are present when work begins and during progress.

C. Temporary Protection of Historic Materials during Construction:

1. Protect existing materials during installation of temporary protections and construction. Do not deface or remove existing materials.
2. Attachments of temporary protection to existing construction shall be approved by Contracting Officer prior to installation.

D. Protect landscape work adjacent to or within work areas as follows:

1. Provide barriers to protect tree trunks.
2. Bind spreading shrubs.
3. Coverings shall allow plants to breathe. Remove coverings at end of day. Do not cover plant material with waterproof membrane more than 8 hours at a time.
4. Set scaffolding and ladder legs away from plants.

E. Existing Drains: Prior to start of work or cleaning operations, test drains and other water removal systems to ensure drains and systems function properly. Notify Contracting Officer immediately of stopped or blocked drains or systems. Do not begin Work of this Section until drains are in working order.

1. Provide method to prevent solids including stone or mortar residue from entering drains or drain lines. Clean out drains and drain lines blocked or filled because of work performed under this Contract.
2. Protect storm drains from pollutants. Block drains or filter out sediments, allowing only clean water to pass.

3.3 PROTECTION DURING APPLICATION OF CHEMICALS

A. Protect persons, motor vehicles, surrounding surfaces of building being restored, building site, plants, and surrounding buildings from harm or damage resulting from applications of chemical cleaners and paint removers.

B. Comply with requirements in Section 01 50 00 "Temporary Facilities and Controls."

C. Cover adjacent surfaces with materials proven to resist chemical cleaners selected for Project unless chemicals being used will not damage adjacent surfaces. Use covering materials containing only waterproof, UV (ultraviolet)-resistant adhesives. Apply masking agents to comply with manufacturer's written instructions. Do not apply liquid masking agent to painted or porous surfaces. Promptly remove masking to prevent adhesive staining on completion.

D. Do not clean surfaces during winds of sufficient force to spread cleaning solutions to unprotected surfaces.

E. Neutralize and collect alkaline and acid wastes and dispose of outside park boundaries.

F. Dispose of runoff from chemical operations by legal means and in a manner preventing soil erosion, undermining of paving and foundations, damage to landscaping, and water penetration into building interiors.

G. Document daily clean-up, proper storage, and disposition of any flammable/combustible materials with daily reports.

3.4 PROTECTION DURING USE OF HEAT-GENERATING EQUIPMENT

A. Comply with following procedures while performing work with heat-generating equipment, including welding, cutting, soldering, brazing, paint removal with heat, and other operations where open flames or implements utilizing heat are used:

1. Obtain Contracting Officer's approval for operations involving use of open-flame or welding equipment.

    a. Notification shall be given for each occurrence and location of work with heat-generating equipment.
    b. Obtain appropriate permit from the park as required.

2. As far as practical, use heat-generating equipment in shop areas or outside building.
3. Before work with heat-generating equipment commences, furnish fire watch (or watches) for location(s) where work is to be performed.
4. Do not perform work with heat-generating equipment in or near rooms or in areas where flammable liquids or explosive vapors are present or thought to be present. Use combustible gas indicator test to ensure area is safe.
5. Remove and keep area free of combustibles, including, rubbish, paper, waste, etc., within area of operations.

    a. If combustible material cannot be removed, provide fireproof blankets to cover such materials.

6. Where possible, furnish and use baffles of metal or gypsum board to prevent spraying of sparks or hot slag into surrounding combustible material.
7. Prevent extension of sparks and particles of hot metal through open windows, doors, holes, and cracks in floors, walls, ceilings, roofs, and other openings.
8. Inspect each location of day's work not sooner than 30 minutes after completion of operations to detect hidden or smoldering fires; ensure proper housekeeping is maintained.

B. Where sprinkler protection exists and is functional, maintain without interruption while operations are performed. If operations are performed near automatic sprinkler heads, shield individual heads temporarily with guards.

3.5 HISTORIC PRESERVATION TREATMENT PROCEDURES

The principal aim of preservation work is to halt the process of deterioration and stabilize the item's condition to sustain the integrity of the historic element, feature or structure being preserved. Cyclic maintenance is often required as well as repair work. Repair is required where specifically indicated. The following procedures shall be followed:

1. Retain as much existing material as possible; repair and consolidate rather than replace.
2. Use additional material or structure to reinforce, strengthen, prop, tie, and support existing material or structure.
3. Use reversible processes wherever possible.
4. Use traditional replacement materials and techniques if possible. New work shall be distinguishable from old work and original materials and techniques.
5. Record repair work during construction with periodic construction photos and daily inspection reporting. Photo documentation is specified in Section 013233 "Photographic Documentation."

B. Prohibit smoking by personnel performing work on or near historic structures.

C. Notify Contracting Officer of visible changes in integrity of material or components due to environmental causes including biological attack, UV degradation, freezing, or thawing, or due to structural defects including cracks, movement, or distortion.

1. Do not proceed with work in question until directed by Contracting Officer.

D. Where Work requires existing features to be removed, cleaned, and reinstalled, perform operations without damage to material itself, to adjacent materials, or to substrate.

E. Identify new or replacement materials and features with inconspicuous, permanent marks to distinguish from original materials. Record legend of identification marks and locations of these marks on Record Drawings.

F. When cleaning, match samples of existing materials that have been cleaned and identified for acceptable cleaning levels. Avoid over-cleaning to prevent damage. Use gentlest methods available. Initiate cleaning using hand cleaning methods before introducing power cleaning methods and equipment.

END OF SECTION 01 35 91

SECTION 02224 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 DESCRIPTION

A. The work of this section consists of selective removal of existing damaged siding, facia, and wood gutters. The work includes removal and disposal.

1.2 SUBMITTALS

A. As specified in Section 011000.

B. Submit schedule showing sequence of work and methods of demolition.

1.3 QUALITY ASSURANCE

A. Comply with safety requirements for demolition, ANSI A10.6-90.

1.4 PROJECT CONDITIONS

A. Keep dust and dirt pollution to a minimum.

B. Ensure safety of persons in demolition area. Provide temporary barriers as required to keep visitors away from the work site.

C. Provide adequate fire protection. Keep area clear of hazardous substances and debris.

PART 2 - PRODUCTS NOT USED.

PART 3 - EXECUTION

3.1 PREPARATION

A. Protect existing siding, facia, and fixtures and equipment to remain. Protect nearby structures and vegetation as necessary.

3.2 DEMOLITION

A. Avoid excessive loads on supporting walls, floors, and framing by careful location of equipment and prompt removal of demolished materials.

3.3 RESTORATION AND CLEAN-UP

A. Repair and clean adjacent surfaces damaged or soiled by demolition work.

B. Restore utility service to normal operation.

C. Remove equipment, temporary protection and barriers, and debris. Dispose of unsalvageable material as specified in Section 011000.

PART 4 - MEASUREMENT AND PAYMENT

4.1 SELECTIVE DEMOLITION

A. Payment will be made at the contract lump-sum price.

END OF SECTION

SECTION 099113

EXTERIOR PAINTING

PART 1 - GENERAL

1.1 SUMMARY

A. Section includes surface preparation and the application of paint systems on the following exterior substrates:

1. Steel and iron.
2. Galvanized metal.
3. Wood.

1.2 DEFINITIONS (Master Painters Institute-MPI)

A. Master Painters Institute (MPI) (http://www.specifypaint.us & http://paintinfo.com/)

B. MPI Gloss Level 1: Not more than five units at 60 degrees and 10 units at 85 degrees, according to ASTM D 523.

C. MPI Gloss Level 3: 10 to 25 units at 60 degrees and 10 to 35 units at 85 degrees, according to ASTM D 523.

D. MPI Gloss Level 4: 20 to 35 units at 60 degrees and not less than 35 units at 85 degrees, according to ASTM D 523.

E. MPI Gloss Level 5: 35 to 70 units at 60 degrees, according to ASTM D 523.

F. MPI Gloss Level 6: 70 to 85 units at 60 degrees, according to ASTM D 523.

G. MPI Gloss Level 7: More than 85 units at 60 degrees, according to ASTM D 523.

1.3 SUBMITTALS

A. Product Data: Provide complete list of all products to be used, with following information for each:

1. Manufacturer's name, product name and/or catalog number, and general product category.
2. MPI product number (e.g. MPI #47).
3. Cross-reference to specified paint system(s) product is to be used in; include description of each system.
4. VOC content.
5. Manufacturer's installation instructions.

B. Samples for Initial Selection: Submit three paper "draw down" samples, 8-1/2 by 11 inches in size, illustrating range of colors available for each finishing product specified.

1. Where color is specified to match existing, submit samples in color custom matched to existing.
2. Where sheen is specified, submit samples in only that sheen.

3. Where sheen is not specified, discuss sheen options with COR before preparing samples, to eliminate sheens not required.

C. Certification: By manufacturer that all paints and coatings comply with VOC limits specified.

D. Manufacturer's Instructions: Indicate special surface preparation procedures.

E. Maintenance Data: Submit data including product technical data sheets, material safety data sheets (MSDS), care and cleaning instructions, touch-up procedures, repair of painted and coated surfaces, and color samples of each color and finish used.

F. Maintenance Materials: Furnish the following to COR for use in future maintenance of project.

1. Paint: 1 gallon of each finish coat color.
2. Label each container with color in addition to manufacturer's label.

G. Qualifications Data for applicator and testing and inspection agency.

H. Substitution Requests: approved equals may be permitted by the COR.

1.4 QUALITY ASSURANCE

A. Manufacturer Qualifications: Company specializing in manufacturing the products specified, with minimum 10 years documented experience.

B. Applicator Qualifications: Company specializing in performing the type of work specified with minimum 10 years documented experience.

1.5 MOCK-UP

A. General: Apply mockups of each coating system indicated to verify preliminary selections made under sample submittals and to demonstrate aesthetic effects and set quality standards for materials and execution.

B. COR will select one surface to represent surfaces and conditions for application of each coating system specified.

C. All paint colors shall be color matched to existing coatings, unless directed otherwise by the COR. Final approval of color selections will be based on mock-ups.

D. If preliminary color selections are not approved, apply additional mock-ups of additional colors selected by COR at no added cost to NPS.

E. Approval of mock-ups does not constitute approval of deviations from Contract Documents contained in mock-ups unless COR specifically approves such deviations in writing.

F. Subject to compliance with requirements, approved mockups may become part of completed work if undisturbed at time of Substantial Completion.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Deliver products to site in sealed and labeled containers; inspect to verify acceptability.

B. Container Label: Include manufacturer's name, type of paint, brand name, lot number, brand code, coverage, surface preparation, drying time, cleanup requirements, color designation, and instructions for mixing and reducing.

C. Store materials not in use in tightly covered containers in well-ventilated areas with ambient temperatures continuously maintained between 45-to-90-degrees F.

1. Maintain containers in clean condition, free of foreign materials and residue.
2. Remove rags and waste from storage areas daily.

1.7 FIELD CONDITIONS

A. General: Contractor is responsible for complying with manufacturer's written requirements and requirements of this Section, so as not to delay Project. In case of conflict, most stringent requirements shall govern.

B. Do not apply materials when surface and ambient temperatures are outside temperature ranges required by paint product manufacturer.

C. Do not apply coatings when relative humidity exceeds 85 percent; at temperatures less than 5-degree F above the dew point; or to damp or wet surfaces.

D. Do not apply exterior coatings in snow, rain, fog, or mist.

E. Do not apply exterior coatings if wind velocity exceeds 15 mph.

F. Follow manufacturer's recommended procedures for producing best results, including testing of substrates, moisture in substrates, and humidity and temperature limitations.

1.8 WARRANTIES

A. Provide coating manufacturer’s 10-year warranty for color, gloss, chalking, blistering, checking and delamination from substrate.

B. Provide one-year workmanship warranty for paint application.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. General:

1. Provide all paint and coating products used in any individual system from same manufacturer.
2. Provide all paint and coating products from same manufacturer to greatest extent possible.
3. Primer Sealers: Same manufacturer as topcoats.

B. Products: Subject to compliance with requirements, provide product listed in the Exterior Painting Schedule for the paint category indicated.

2.2 PAINT, GENERAL

A. MPI Standards: Products shall comply with MPI standards indicated and shall be listed in its "MPI Approved Products Lists."

B. Material Compatibility:

1. Materials for use within each paint system shall be compatible with one another and substrates indicated, under conditions of service and application as demonstrated by manufacturer, based on testing and field experience.
2. For each coat in a paint system, products shall be recommended in writing by topcoat manufacturers for use in paint system and on substrate indicated.

C. Supply each coating material in quantity required to complete entire project's work from a single production run.

D. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions.

E. Volatile Organic Compound (VOC) Content:

1. 1. Architectural paints and coatings shall comply with VOC limits in Table 1 of ARB Architectural Coatings Suggested Control Measure unless more stringent local limit apply.
2. Determination of VOC Content: Testing and calculation in accordance with 40 CFR 59, Subpart D (EPA Method 24), exclusive of colorants added to a tint base and water added at project site; or other method acceptable to authorities having jurisdiction.

F. Flammability: Comply with applicable code for surface burning characteristics

G. Colors: Colors to match existing, as selected by Contracting Officer’s Representative (COR) from manufacturer's full range.

2.3 SOURCE QUALITY CONTROL

A. Contracting Officer may direct Contractor to stop applying paints if test results show materials being used do not comply with product requirements. Contractor shall remove noncomplying coating materials from Project site, pay for testing, and recoat surfaces coated with rejected materials. Contractor will be required to remove rejected materials from previously coated surfaces if, on recoating with complying materials, the two coatings are incompatible.

2.4 ACCESSORY MATERIALS

A. Micro-biological Growth Remover for Painted Surfaces:

1. D/2 Biological Solution as manufactured by D/2 Biological Solutions, Westport, MA, d2bio.com ,or approved equal
2. Bleach and water solution

B. Epoxy wood fill: Two-part wood repair system as manufactured by Advanced Repair Technology, Cherry Valley, New York, or approved equal.

C. Primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required to achieve finishes specified.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine substrates and conditions, with Applicator present, for compliance with requirements for maximum moisture content and other conditions affecting performance of the Work.

B. Maximum Moisture Content of Substrates: When measured with an electronic moisture meter as follows:

1. Wood: 15 percent.

C. Verify suitability of substrates, including surface conditions and compatibility with existing finishes and primers.

D. Proceed with coating application only after unsatisfactory conditions have been corrected.

1. Application of coating indicates acceptance of surfaces and conditions.

3.2 PREPARATION

A. General Preparation Requirements:

1. Comply with manufacturer's written instructions and recommendations in "MPI Maintenance Repainting Manual" applicable to substrates and paint systems indicated.
2. Note presence of encapsulated lead-based paint. Use all precautions required by law and removal methods appropriate to meet OSHA standards. Provide all protective measures necessary for facility to remain occupied during the work and for staff/visitor safety. Dispose of all debris and protective measures as required by law.
3. Remove hardware, covers, plates, and similar items already in place that are removable and are not to be painted. If removal is impractical or impossible because of size or weight of item, provide surface-applied protection before surface preparation and painting.

   a. After completing painting operations, use workers skilled in the trades involved to reinstall items that were removed. Remove surface-applied protection.
   b. Limit use of power washing on Historic Structures to the extent necessary. Any power washing should be done in a manner to avoid damage to the structure and substrate.

4. Clean substrates of substances that could impair bond of paints, including dust, dirt, oil, grease, loose and flaking coatings, and incompatible paints and encapsulants.

   a. Clean substrates of substances that could impair bond of coatings, including biological growth (mildew, mold, etc.), dust, dirt, loose paint, and incompatible substances for new paint adhesion.
      1) Remove surface contaminants with hose-pressure nozzle washing and scrub brush washing by hand with identified detergents.
      2) Apply a bleach and water solution (1 cup bleach per 1 gallon water) and a low-pressure spray (i.e. spray bottle, Hudson sprayer, etc.) to kill visible microbial growth. Allow bleach and water solution to remain on area for no less than 15 minutes.
      3) Rinse all surfaces, i.e., SSPC-SP WJ-4/NACE WJ-4 Light Cleaning by use of Low-Pressure Water Cleaning (LP WC) with pressures between 1,500

and 3,000 psi using a 25° to 30° orifice fan and at a distance so as to avoid damage to the surface.

b. Scrape loose and failing paint. Sand paint to feather in all surfaces.

5. Remove rust stains on surface of existing paint coatings.
   a. Use detergents and/or solvents to try and remove rust staining.
   b. For staining that has penetrated the surface of the coating then removal will require mechanical scarification such as hand sanding, dual-action orbital sanding, etc.
   c. Remove only as much coating as necessary to remove stains.
   d.

B. Steel Substrates: Remove rust, loose mill scale, and shop primer if any. Clean using methods recommended in writing by paint manufacturer.

C. Galvanized-Metal Substrates: Remove grease and oil residue from galvanized sheet metal by mechanical methods to produce clean, lightly etched surfaces that promote adhesion of subsequently applied paints.

D. Wood Substrates:

1. Scrape and clean knots. Before applying primer, apply coat of knot sealer recommended in writing by topcoat manufacturer for exterior use in paint system indicated.
2. Sand surfaces that will be exposed to view, and dust off.
3. Prime edges, ends, faces, undersides, and backsides of wood.
4. After priming, fill holes and imperfections in the finish surfaces with putty or plastic wood filler. Sand smooth when dried.

3.3 APPLICATION

A. Apply paints according to manufacturer's written instructions and recommendations in "MPI Maintenance Repainting Manual."

1. Use applicators and techniques suited for paint and substrate indicated.
2. Paint surfaces behind movable items same as similar exposed surfaces. Before final installation, paint surfaces behind permanently fixed items with prime coat only.
3. Paint both sides and edges of exterior doors and entire exposed surface of exterior door frames.
4. Paint entire exposed surface of window frames and sashes.
5. Do not paint over labels of independent testing agencies or equipment name, identification, performance rating, or nomenclature plates.
6. Primers specified in painting schedules may be omitted on items that are factory primed or factory finished if acceptable to topcoat manufacturers.

B. If undercoats or other conditions show through topcoat, apply additional coats until cured film has a uniform paint finish, color, and appearance from corner to corner of wall area.

C. Apply paints to produce surface films without cloudiness, spotting, holidays, laps, brush marks, roller tracking, runs, sags, ropiness, or other surface imperfections. Cut in sharp lines and color breaks.

3.4 CLEANING AND PROTECTION

A. At end of each workday, remove rubbish, empty cans, rags, and other discarded materials from the Project site.

B. After completing coating application, clean spattered surfaces. Remove spattered coatings by washing, scraping, or other methods. Do not scratch or damage adjacent finished surfaces.

C. Protect finished coatings until completion of project.

D. Protect work of other trades against damage from paint application. Correct damage to work of other trades by cleaning, repairing, replacing, and refinishing, as approved by COR, and leave in an undamaged condition.

E. At completion of construction activities of other trades, touch up and restore damaged or defaced painted surfaces.

3.5 EXTERIOR PAINTING SCHEDULE

A. Metal Substrates:

1. Prime Coat: As recommended by topcoat manufacturer for exposed metal substrates in marine environments and specified top coat.
2. Intermediate Coat: Same as top coat.
3. Top Coat: Same as wood substrate top coat.

B. Wood Substrates:
1. Prime Coat: Primer, latex for exterior wood, MPI #6.
2. Intermediate Coat: Same as top coat.
3. Topcoat: Latex, exterior, low sheen (MPI Gloss Level 3-4), MPI #15.

END OF SECTION

Appendix A Site Plan

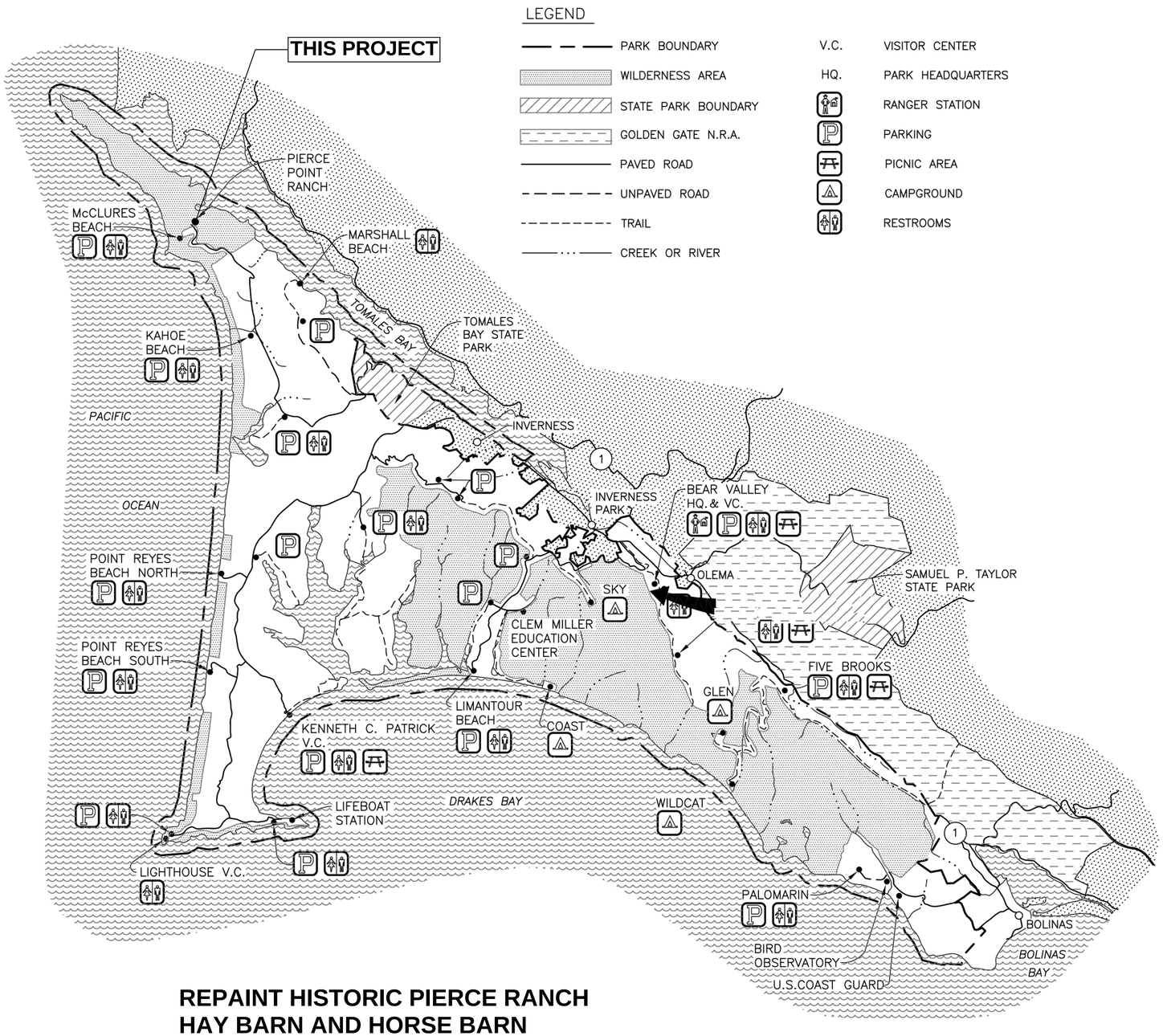
National Park Service
Point Reyes National Seashore
Marin County, CA

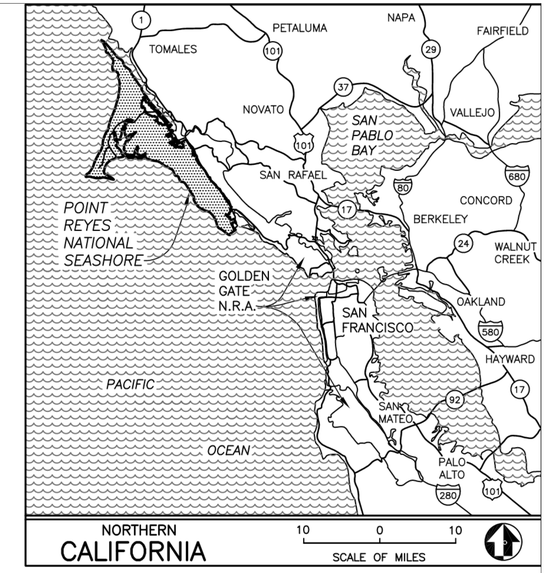
0 10 20 40 Miles

N W E S

Project Location

Appendix B Project Photos and Drawings





GENERAL NOTES:

1. ALL DIMENSIONS PROVIDED ARE APPROXIMATE. CONTRACTOR RESPONSIBLE FOR FIELD VARIFYING DIMENSIONS.

2. PHOTOS OF CONDITIONS INCLUDED IN THIS DOCUMENT WERE TAKEN BY NPS ON JULY 31, 2025.

3. THE WORK OF THIS CONTRACT CONSISTS OF THE GENERAL CONSTRUCTION OF PROVIDING ALL THE MATERIALS, LABOR, AND EQUIPMENT NECESSARY TO CONDUCT SURFACE PREPARATION, PRIMING, AND PAINTING OF ALL PREVIOUSLY PAINTED EXTERIOR SURFACES OF THE HAY BARN AND HORSE BARN AT THE HISTORIC PIERCE RANCH.

3.A. PREPARE PREVIOUSLY PAINTED EXTERIOR SUBSTRATES FOR REPAINTING, INCLUDING EPA LEAD-SAFE PRACTICES, CLEANING SURFACES, SCRAPING LOOSE AND FAILING PAINT AND SANDING TO FEATHER-IN, AND OTHER REQUIREMENTS AS NOTED IN SPECIFICATION SECTION 09 91 13 EXTERIOR PAINTING.

3.B. REPAINT PREPARED PREVIOUSLY PAINTED SURFACES WITH SPECIFIED PAINT SYSTEM.

4. THE WORK OF THIS CONTRACT ALSO INCLUDES SELECT, IN-KIND REPLACEMENT OF DETERIORATED WOOD ELEMENTS INCLUDING SECTIONS OF WOOD SIDING, FASCIA, AND WOODEN GUTTERS.

SCALE OF MILES
1 0 1 2 3
1 0 1 2 3 4
SCALE OF KILOMETERS

REPAINT HISTORIC PIERCE RANCH HAY BARN AND HORSE BARN

POINT REYES NATIONAL SEASHORE

MARK	SHT	REVISION	DATE	INITIAL

QUALITY DESIGN CERTIFICATION

- ☐ PREPARED IN ACCORDANCE WITH DESIGN DEVELOPEMENT (TITLE I) _____ DRAWING NO.
- OR
- ☐ VARIANCE FROM DESIGN DEVELOPMENT (TITLE I) APPROVED BY SUPERINTENDENT ON _____ DATE
- OR
- ☐ CONSTRUCTION DRAWING NOT PRECEDED BY DESIGN DEVELOPMENT (TITLE 1)

PROJECT MANAGER _____ DATE _____

NATIONAL PARK SERVICE

CONSTRUCTION DRAWINGS

UNITED STATES
DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE
DENVER SERVICE CENTER

TITLE OF DRAWING
COVER SHEET

LOCATION WITHIN PARK
PIERCE RANCH

NAME OF PARK
POINT REYES NATIONAL SEASHORE, CALIFORNIA

REGION	COUNTY	STATE
PACIFIC WEST	MARIN	CA

DRAWING NO.

PMIS/PKG NO.
184231

SHEET
1 OF 3

1 VIEW OF EAST AND SOUTH FACADE OF HAY BARN LOOKING NORTHWEST

2 VIEW OF WEST AND SOUTH FACADE OF HAY BARN LOOKING NORTHEAST

3 VIEW OF NORTH FACADE OF HAY BARN LOOKING SOUTH

4 VIEW OF NORTHEAST CORNER OF HAY BARN LOOKING SOUTHWEST

5 REFERENCE SITE PLAN

SHEET NOTES:

1. THE HAY BARN INCLUDES APPROXIMATELY 6,300 SQUARE FEET OF SURFACE TO BE PREPPED AND PAINTED.

DESIGNED: RJB	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
DRAWN: RJB	G001	HAY BARN	PMIS/PKG NO. 184231
TECH. REVIEW:			SHEET 2 OF 3
DATE: 04/17/2026		POINT REYES NATIONAL SEASHORE, CALIFORNIA	

1 VIEW OF NORTH AND WEST FACADES OF HORSE BARN LOOKING SOUTHEAST

2 VIEW OF SOUTH AND EAST FACADES OF HORSE BARN LOOKING NORTHWEST

5 REFERENCE SITE PLAN

3 VIEW OF SOUTH AND EAST FACADES OF HORSE BARN LEAN-TO LOOKING NORTHWEST

4 VIEW OF NORTH FACADE OF HORSE BARN LOOKING SOUTHWEST

SHEET NOTES:

1. THE HORSE BARN INCLUDES APPROXIMATELY 6,100 SQUARE FEET OF SURFACE TO BE PREPPED AND PAINTED.

DESIGNED: RJB	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
DRAWN: RJB	G002	HORSE BARN	PMIS/PKG NO. 184231
TECH. REVIEW:			SHEET 3 OF 3
DATE: 04/17/2026		POINT REYES NATIONAL SEASHORE, CALIFORNIA	