

Town of Waynesville – Parks and Recreation Department
Informal Bid Invitation
Interior Cabin Restoration – 372 Howell Street, Waynesville, NC 28786

Date Issued: January 26, 2026

Bids Due: February 19, 2026

The Town of Waynesville Parks and Recreation Department is seeking informal bids from qualified contractors for interior restoration work at the cabin located at 372 Howell Street, Waynesville, NC 28786. This facility, formerly used as a Boy Scout cabin, sustained water damage and requires restoration to bring it back to its previous condition using cost-efficient materials that maintain the rustic look and character of the cabin.

Scope of Work

Work shall include, but is not limited to:

- Replacement of damaged flooring with hardwood flooring;
- Bathroom and plumbing repairs, including fixtures as needed;
- Kitchen cabinet repair and installation of new countertop;
- Any additional repairs as necessary to meet Town of Waynesville Building Code and ensure a safe, functional facility.

Contractors are encouraged to visit the site prior to submitting a bid to assess existing conditions and verify the scope of work.

Project Budget

The total project cost shall not exceed \$33,000.

All bids should reflect completion of the work within this budget amount.

Contractor Requirements

All work must be performed by contractors properly licensed in the State of North Carolina. Contractors shall comply with all applicable federal, state, and local codes and regulations. Proof of general liability and workers' compensation insurance may be required prior to award.

Project Timeline

Work should begin as soon as possible following award and be substantially complete within 45 calendar days from the start date, weather permitting.

Bid Submission

Please submit informal bids by Thursday, February 19, 2026 to:

Town of Waynesville – Parks and Recreation Department
Attn: Luke Kinsland, Parks and Recreation Director
550 Vance Street, Waynesville, NC 28786
Email: lkinsland@waynesvillenc.gov

Bids may be submitted in person, by mail, or via email in PDF format. Please include the name of the project on your bids as, Interior Cabin Restoration – 372 Howell Street, Waynesville Nc, 28786.

Bids shall remain valid for a period of 30 days following the bid due date.

Addenda and Clarifications

Any changes, corrections, or clarifications to this invitation will be issued in writing as an addendum and distributed to all known prospective bidders. Bidders are responsible for ensuring they have received all addenda prior to submitting a bid.

Payment Terms

Payment will be made upon satisfactory completion of the work and acceptance by the Town of Waynesville. Partial payments may be considered for longer duration work.

Selection

This project is being solicited as an informal bid in accordance with North Carolina General Statute §143-131 for construction or repair projects under the formal bidding threshold.

The Town reserves the right to reject any and all bids and to select the proposal that best meets the needs of the project based on cost, experience, and proposed timeline.

Site Visit / Questions

For questions or to schedule a site visit, please contact:

Luke Kinsland

Parks and Recreation Director

Phone: 828-456-2030

Email: lkinsland@waynesvillenc.gov