NHS

Repair Thomas Edison National Historical Park Staff Lot Gate and Fence

Project: Fence & Slide Gate Repair – Staff Parking Lot
Site: Thomas Edison National Historical Park (Staff Lot), West Orange, NJ 07052
Requestor: Timothy D. Stauffer, Chief of Maintenance
Date: 2/20/2026
Work Hours: 7:00 AM to 3:30 PM Monday to Friday
Coordination: Coordinate with Park Facilities & Security for access and staging.

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1) Project Overview & Objectives

Repair and replace damaged perimeter fencing and sliding gate to restore secure access and maintain aesthetics consistent with the existing installation. New materials will **match existing as closely as possible**; original supplier is **unknown**.

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2) Work Location & Constraints

- **Location:** Staff Lot perimeter line
- **Access & Staging:** Contractor to stage equipment/materials in designated area in staff lot without restricting emergency egress.
- **Traffic Control:** Maintain staff lot access; provide cones, barricades, and signage as needed.
- **Protection:** Protect adjacent pavements, curbs, utilities, and existing fencing/gates not in scope.
- **Security:** Maintain secure boundaries during construction; provide temporary barrier if fence line is opened overnight.

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3) Detailed Scope of Work

A. Demolition & Disposal

1. **Remove and dispose** of **three (3) fence sections**, associated **posts**, and existing **slide gate assembly**.
2. Saw-cut and remove existing post footings as needed to install new posts and achieve clean finish.
3. Properly dispose of all debris off-site at a licensed facility; provide weight tickets upon request.
4. Protect existing **4" square gate posts** (to remain for new gate) unless found unsuitable (see Allowance & Options).

B. New Fence – Supply & Install

1. **Sections:** Provide and install **three (3) sections** of **7'-0" high** industrial ornamental fence.
2. **Pickets: 1" square steel pickets** (industrial grade) with **three horizontal rails**.
3. **Posts: 2-1/2" square steel posts** (wall thickness adequate for 7' height; minimum 11 ga).
4. **Finish: Powder coat, BLACK** (match existing sheen—gloss/semi-gloss/satin) per submittal.
5. **Foundations:** Set posts plumb in **cast-in-place concrete footings**
6. **Fasteners:** Use **stainless steel (304 or better)** or **hot-dip galvanized** hardware to prevent corrosion.
7. **Alignment:** Match fence line grade transitions and spacing to existing panels.

C. New Slide Gate – Supply & Install

1. **Gate Panel:** Provide and install **one (1) 7'-0" high x 20'-0" opening industrial ornamental aluminum slide gate**.
2. **Construction: Three rails** with **1" aluminum pickets**, vertical, evenly spaced; bottom rail reinforced to resist deflection.
3. **Track & Trolleys: Aluminum EZ Slide top gate track** with **internal trolleys**; **bottom roller guides** with heavy-duty rollers.
4. **Posts:** Mount on **existing 4" square posts**, verify alignment and structural suitability prior to install (see Section 5 for post assessment).
5. **Finish: Powder coat, BLACK** to match fence color/sheen.
6. **Stops & Keepers:** Provide positive **gate stops**, **keeper(s)**, and **manual latch** compatible with Park operations.
7. **Operation: Manual** sliding operation. *(No powered operator included unless added as an alternate.)*
8. **Clearances:** Maintain required ground clearance for snow/ice and ADA pedestrian safety (no protrusions).
9. **Safety:** No sharp edges; picket spacing to prevent climb-through.

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4) Matching Existing

- **Aesthetic Match:** Profiles, picket spacing, post cap style, rail alignment, and finish to **match existing as closely as possible**.
- **Supplier Unknown:** Contractor to propose product lines that visually and functionally match the existing; approval via submittals.

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5) Verification & Allowances

- **Existing Gate Posts:** Contractor to **inspect and verify** the structural condition, plumbness, and footing integrity of the **existing 4" square posts**.
    - If posts are **unsuitable** (corroded, loose, undersized footing), provide a **written report** and **cost** to replace like-for-like with new posts and foundations.
- **Field Measurements:** Contractor to field-verify exact lengths of three fence sections and confirm the 20' clear opening.

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6) Materials & Standards

- **Steel Fence:** Industrial ornamental steel; pickets square; rails sized to accommodate picket load and span; fully welded or high-strength mechanical assembly per manufacturer.
- **Aluminum Gate:** Industrial grade extrusions; reinforced rails at top and bottom; internal trolley system compatible with EZ Slide track.
- **Coatings:** Exterior-grade powder coat; UV-stable, corrosion resistant; pre-treatment per manufacturer best practices.
- **Concrete:** 4,000 psi, air-entrained; post holes cleaned of loose soil; concrete vibrated/rodded; crowned tops for drainage.
- **Hardware:** Stainless or hot-dip galvanized; tamper-resistant where feasible.

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7) Installation Requirements

- Posts set plumb and square; verify set before concrete cure.
- Rail heights and picket spacing consistent across sections.
- Gate travel smooth, free of binding; adjust trolleys and guides for true alignment.
- All cut ends treated per manufacturer to prevent corrosion.
- Final clean-up: touch-up coating (per manufacturer) where needed; site restored to pre-construction condition.

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8) Safety & Environmental

- Comply with OSHA and NPS site safety requirements.
- Debris and packaging removed daily; no onsite disposal.

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9) Warranty

- **Workmanship:** Minimum **1-year** from Substantial Completion.
- **Finish:** Manufacturer powder coat warranty
- **Gate Hardware:** Manufacturer standard warranty.

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10) Approvals

- **Field Acceptance:** Final inspection and sign-off by Park Maintenance.

11) Period of performance – 90 days