

ROAN MOUNTAIN STATE PARK
CABIN WINDOWS – SIDING – DECK RENOVATION
1015 Highway 143
Roan Mountain, TN 37687

GENERAL:

The contractor shall be responsible for all labor, materials and equipment necessary to complete the scope of work at Roan Mountain State Park. Contractor shall be responsible to take their own measurements, etc., to properly quote the scope of work. Contractor shall be responsible to remove all debris from construction site off state property to an approved location. Contractor is expected to perform all work with quality workmanship, to the latest (state and local) codes and manufacturer specifications.

SCOPE: CABINS 1-9 SIDING, WINDOWS AND DECK RENOVATIONS

Cabins are shut down starting 7/4/23 to 10/16/23. Each cabin shall have approximately 3-weeks to complete with exceptions on cabins 1 and 2.

1. WINDOWS:

- A. Remove existing windows.
- B. Install new replacement windows & vinyl, double hung, Lowe E and argon, full screens. Color shall be almond, if available and turnaround time allows. Alternate color shall be white.
- C. Install new insulation around windows. Caulk windows as necessary with Dap Dynaflex Ultra Advanced Sealant or equal.

2. SIDING AND PAINT:

- A. Remove all batten strips from existing siding and leave the existing siding.
- B. Repair any deteriorated exterior siding.
- C. Remove any horizontal siding in gables and replace with sheathing to match existing siding.
- D. Apply Tyvek house wrap (or equal) to the existing siding. Contractor shall tape all joints in Tyvek with Tyvek tape (cannot be woven house wrap).
- E. Apply 5/4-inch x 4-inch LP Smartside brand trim boards on corners, rake trim and window trim, etc. Trim boards shall have a 50-year limited lifetime warranty.

- F. Apply LP Smartside brand 5/16-inch X 8-inch lap siding over existing siding. Siding shall have a 50-year limited lifetime warranty (install to manufacturer specifications). Nail all joints at bottom corners with 16 gauge galvanized trim nails.
- G. Contractor shall insure that all butt joints and end joints are a maximum of 1/8- inch gap.
- H. Caulk all joints and apply two coats of exterior paint. (If siding, facia, window and door trim is not primed it must be primed before applying paint.)
- I. Window and door trim color shall be chosen by Park Manager.
- J. Must let paint dry between coats. If spraying paint, contractor must back roll paint after each coat.
- K. Primer shall be Sherwin Williams exterior primer-sealer or equal.
- L. Exterior paint shall have a limited lifetime warranty, Sherwin-Williams Super Paint or equal. Park Manager shall choose color.

3. PORCH CEILING AND SOFFETT:

- A. Install 1/2-inch exterior grade-BC plywood on porch ceiling and soffit.
- B. Install 2-inch x 4-inch blocking every 4-feet on porch ceiling at plywood joints.
- C. Install plywood on ceiling offsetting joints every 4-feet.
- D. Install 1/4-inch x 1 ½- inch lattice 4-feet centers over joints.
- E. Remove guttering to cut rafter tails, as necessary, for soffit and gutter board installation.
- F. Front and back soffit can be installed with rafters or installed level with bird boxes.
- G. All fascia shall be LP Smartside trim boards. If 3/4-inch gutter boards are used, the gutter brackets shall be screwed into rafter tails.
- H. Painting specifications shall be the same as the siding.

4. STEPS, PORCH DECKING AND RAILINGS:

- A. Remove all steps, railings, and porch decking.
- B. Install new pressure treated pine step risers, step treads, and step railings on cabins 1-9 that has not been replaced by park maintenance. Same size material as existing. Step railings shall be to code.
- C. Install new pre-treated (PT) pine porch decking on cabins 1-9. Do not leave any spacing between deck boards except on the porches that decking has been partially replaced. Same size material as existing. Replace any joist or band boards that need replaced.

D. Install new PT pine porch railings. Top and bottom rail shall be 2x4 with a 2x6 cap on top railing and constructed same as new existing railings except spindle spacing shall meet code.

E. All fasteners shall be deck screws for pressure treated lumber. No nails shall be allowed. Three-inch screws and timber screws where needed.

F. Contractor shall not apply paint or stain to PT pine.

G. Contractor shall keep paint off new PT pine. Any PT pine that has paint droppings shall be changed out.

5. EXISTING PORCH POST

A. Contractor shall apply bonding primer sealer and two coats of paint to existing porch post.

6. CLEAN UP

A. Contractor shall keep interior of cabins clean, at all times, while working on cabins.

B. Any cleaning of brushes, equipment or tools shall be done at a designated area assigned by maintenance supervisor.

Additional Conditions:

This is a turnkey job. All aspects of this job shall be left in a finished condition: All finish work, interior and exterior walls and trim, finish painting, caulking and final cleanup are included in this contract.

All bidders are advised to visit site to verify all conditions and dimensions. No allowances shall be made by the agency due to any bidder neglecting to visit the site and verifying dimensions and conditions.

All bids over \$100,000 shall include provisions for a payment bond in the amount of twenty-five percent (25%) of the contract price.

Contractor shall be responsible for determining where all utilities are on the job site and care should be taken to protect the utilities from any damage caused by the demo/construction. This shall include any underground utilities around the job site area. If damage occurs, it must be repaired within a 24-hour period from the time damage occurs.

Contractor shall perform work on regular time and shall invoice work time and material not to exceed the quoted price. Any variance in quote shall be addressed with a representative of Facilities Management, East TN Regional Office (ETRO) before additional work or materials are supplied.

Work shall be scheduled to avoid any interference with normal operation of the park as much as possible. During the construction period, coordinate construction schedules and operations with the agency. Work must be conducted during the normal business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m., unless approval for an alternate schedule is arranged with Facilities Management.

Successful contractor shall schedule and attend a pre-construction conference where a pre-construction form shall be signed by Facilities Management, Contractor and Park Manager or park representative before work can begin. Contractor shall also schedule and attend a final inspection where a final inspection form shall be signed by Facilities Management, Contractor and Park Manager or park representative before invoice shall be paid.

The contractor shall protect areas adjacent to his work and shall be required to repair any damage he may cause. Contractor shall protect work of other trades. Contractor shall correct any painting related damage by cleaning, repairing, or replacing, and refinishing as directed by Facilities Management.

Workmanship is to be warranted for not less than one year from date of final inspection. Materials shall be warranted as per manufacturer warranty.

All materials, equipment, and supplies shall be new and in good condition, UL listed when applicable, and all work accomplished in a manner acceptable to Facilities Management.

Submittals shall be required on all materials and shall be presented for approval by the State of Tennessee representative: Facilities Surveyor, Facilities Manager or Park Manager.

Clean up of the project site shall be the responsibility of the contractor. Contractor shall assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. Contractor shall clean up and haul away all scrap when work is completed to an approved location off state property.

Contractor, employees, or sub-contractors shall be licensed, certified, or registered as required. They must be registered in the State of Tennessee Edison purchasing system.

The contractor shall have a Certificate of Insurance on file with Facilities Management.

The State of Tennessee shall not be held liable for any damage, loss of property, or injury of personnel resulting from actions of the contractor and/or his/her sub-contractors or employees.

Contractor shall obtain all fees and permits required for project. Contractor shall have a copy of project specifications, permits, and certificate of insurance on project site at all times.

Contractor shall comply with all applicable codes, standards, and regulations in execution of project.

All work must conform to the state's current approved codes, such as the International Building Code. All electrical and plumbing must conform to the latest and most current codes. All Fire Marshall approved projects must have a Certificate of Occupancy issued at the completion of the project. All ADA projects must have approval of the State of Tennessee Facilities Design Coordinator and shall be in compliance with the latest ADA code at the completion of the project.

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to Facilities Management, East TN Regional Office, 160 State Circle, Rocky Top, TN 37769, or to deborah.g.smith@tn.gov.

For scheduling contact:

Facilities Manager: Chad Young, 865-606-1551, chad.young@tn.gov

Facilities Surveyor: Doug Stephens, 865-221-2633, doug.stephens@tn.gov >>