

**NORRIS DAM STATE PARK**  
**Cabin 23 Renovations**  
125 Village Green Circle  
Rocky Top, TN 37769

**GENERAL:**

The contractor shall be responsible for all labor, materials and equipment necessary to complete the scope of work at Norris Dam 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 manufacturer's specifications, and to the latest (state and local) codes.

**CABIN 23 IS SCHEDULED FOR RENOVATIONS FROM 9/4/23 to 12/1/23  
WORK SHALL START ON AND MUST FINISH BY ABOVE DATES**

**SCOPE: CABIN # 23**  
CONTRACTOR SHALL:

1. CRAWL SPACE:
  - A. Inspect and repair any damage to floor joist, exterior band board and subfloor with like materials.
  - B. Add or repair any vapor barrier in crawl space. Tape all joints. Extend to block on all sides, etc.
  
2. TUB SURROUND:
  - A. Remove existing tub surround and tub.
  - B. Install a new cast iron tub. Color-white.
  - C. Remove and replace faucet.
  - D. Remove existing sheetrock around tub, as necessary, and repair any damaged studs.
  - E. Replace sheetrock around tub with backer board for tile and coat backerboard with sealer.
  - F. Tile walls around tub from tub to ceiling and one tile past tub all the way to the floor, with metal edging from floor to ceiling. Tile grout must have sealer applied. Apply clear caulk to bottom of tile around top of tub and front; no silicone sealant.
  
3. BATHROOM WALLS AND CEILING:
  - A. Prime and paint walls and ceilings in bathroom with one coat exterior bonding primer and two coats exterior paint (shall let primer and paint dry between coats).
  - B. Remove existing vent fan and replace with new vent fan with light of same size or bigger. Must be LED.

- C. Install new LED vanity light of Park Manager's choice.
- D. Install new comfort height commode, vanity, vanity top and faucet. Faucet shall be Delta-single handle. Vanity and top to be approved by Park Manager.

4. KITCHEN:

- A. Remove counter tops from cabinets and snack bar, cabinets, lights, vent fan, and baseboards. Repair hole in ceiling from vent fan removal.
- B. Install new receptacle over range for over-the-range microwave and replace all kitchen outlets, switches and covers, color-White. Kitchen outlets must be GFCI protected.
- C. Paint walls and ceilings. Sand walls before priming, apply one coat of exterior bonding primer and two coats of exterior paint (must let paint dry between coats), primer and paint shall not be applied by spraying.
- D. Contractor is to furnish and install new microwave. Lowes item # 439246 or equal. Color-Black.
- E. Install new cabinets (as per drawing), new counter tops on cabinets and snack bar, sink and faucet, drain assembly, supply lines and PEX type stops.
- F. Install new baseboards and shoe mold. Caulk top of baseboard and shoe mold, fill nail holes and apply two coats of paint.

5. PLUMBING:

- A. Remove existing water lines and existing non PVC drain lines.
- B. Replace with PEX water lines. Blue-cold and red-hot.
- C. PEX fittings must be brass.
- D. No sharkbite type fittings, except for transition purposes, where applicable.
- E. Install ball type, PEX cut offs on hot and cold-water lines, including water heater.
- F. All supply lines from cut offs to fixtures shall be braided stainless.
- G. Water lines must be installed neatly and secured under floor joist. No excessive bending of waterlines; must use elbows. All waterlines through floors and cabinets must be plumb and straight.
- H. Contractor shall move water heater to crawl space and furnish new water heater to accommodate low ceiling height. Water heater shall be 50 gallons capacity.
- I. Install new PVC drain lines where applicable, install bath vanity and kitchen sink drains through cabinet. Install PVC drain lines to existing cast iron drain where cast enters soil under cabin.
- J. Contractor shall install one outside faucet at designated location.
- K. Install new entrance waterline from outside shutoff valve if not PVC or copper.

6. CABIN FLOORING:

- A. Remove all carpet, shoe mold, baseboard and underlayment; includes baseboard and shoe mold in bathroom.
- B. Repair any subfloor where needed.
- C. Install new quarter inch underlayment. Shall use ¼-inch crown staples with a maximum spacing of 3-inches on edges and 5-inches across and every 8-inches apart.
- D. Install new laminate flooring, baseboard and shoe mold; includes bathroom. Caulk top of baseboard and shoe mold, fill nail holes and paint two coats.

7. BACK PORCH STEPS, HANDRAILS AND FLOOR:

- A. Steps shall be constructed with pressure treated 2 x 12 stringers, composite decking on steps and toe kicks. Decking must be solid with no grooves on edges or bottom and must be approved prior to installation. Step handrails shall be constructed with vinyl railings containing aluminum inserts and vinyl pickets or solid aluminum railings and pickets. Post shall be pressure treated 4 x 4 with vinyl sleeves, caps and bottom trim or aluminum post with vinyl sleeves, caps and bottom trim. Aluminum post shall be used if using aluminum railings. Post shall be installed on the inside of the step stringers. Contractor shall install composite skirt boards on the outside of step stringers. Contractor shall contact Facilities Surveyor before installation of steps. Steps shall be a minimum of 48 inches wide. Must use screws approved for pressure treated lumber and no nails shall be allowed as an approved fasteners.
- B. Remove existing handrails from porch and replace to match step handrails.
- C. Remove existing porch flooring and existing floor joist.
- D. Remove and replace any rotten band material before installing new floor joist.
- E. Install new 2x8 pressure treated floor joist, 16-inches on center, in opposite direction as existing floor joist. Joist must be sloped 1/2-inch from level towards back of cabin.
- F. Install new DuxxBak decking on porch only. Extend decking 1 1/2 - inches past siding on band board, to keep water off foundation. Install to manufacturer specifications.
- G. Install end caps on DuxxBak decking.
- H. Glue all vinyl post caps to post sleeves.

8. FRONT PORCH AND WALKWAY:

- A. Remove all front porch decking.
- B. Remove and replace any rotten floor joist, band boards and seal plates with pressure treated pine of like size boards.
- C. Remove existing walkway that connects to front porch and install new framing for a 6-foot x 20-foot, approximate size. Walkway shall extend past corner of porch to connect railing to cabin. Contractor must take their own measurements. Contractor must install flashing between any ledger boards and walls. All joists must be at least 2 x 8 pressure treated pine, 16-inches on center and 2 x 8s cannot span over 10 feet.
- D. Install flashing against walls before installing new decking. Flashing must be for pressure treated lumber as it shall deteriorate aluminum.
- E. Install new composite decking on porch area. Use an 8-penny nail for spacing between boards. Decking must be the same as decking on back steps. All solid decking shall be screwed through the top of the decking with same color decking screws.
- F. Install new composite decking on walkway with gaps between decking using an 8-penny nail.
- G. Install new railings on both sides of walkway. Same specs as back porch railings.
- H. Install composite skirt boards over any exposed pre-treated (PT) lumber.
- I. Install a PT wall with hardy backer in crawl space around perimeter of front porch. This is to keep outside air out in the wintertime to keep water lines from freezing. Install a door or access panel in wall. Wall shall sit on the existing plastic and be fastened to the dirt floor.

9. WINDOWS:

- A. Remove existing windows and metal frames.
- B. Remodel openings to accommodate new windows. Replace twin openings with a single window in the center of the existing opening, remodeling to fit new window. If existing window openings are at the corner of the room, move the window opening over 16-inches from corner to the edge of new window.
- C. Repair interior and exterior walls as needed from window removal. Must insulate remodel area with R-13 rated insulation. Interior sheetrock on remodel wall must be finished to paint.
- D. Install new construction windows in new window openings with required flashing and insulate around window with fiberglass or spray foam insulation.
- E. Install 3/4-inch jambs around windows and 356 finger joint primed wood casing. Caulk around jambs and casing, fill nail holes and apply two coats of paint.
- F. Window beside front door shall not be replaced but still removed.

10. EXTERIOR DOORS:

- A. Remove existing exterior doors and metal frames.
- B. Reframe openings to fit new doors.
- C. Repair exterior and interior walls as needed around new door openings. Must insulate new door openings and around door frames as necessary with R-13 insulation.
- D. Install new doors and existing doorknobs.
- E. Trim inside of door with 356 finger joint primed wood casing. Caulk around door casing, fill nail holes and apply two coats of interior paint. Paint interior of door the same color as casing. Paint colors to be furnished at pre-construction meeting.

11. FOUNDATION DOOR:

- A. Remove existing frame and door.
- B. Replace with new fiberglass door, with composite or vinyl jambs, brick mold and threshold, where applicable. If not applicable, contact Facilities Surveyor before door installation.
- C. Install new doorknob and dead bolt.
- D. Apply two coats of exterior paint (inside and out) to match foundation color.
- E. Paint colors to be provided at pre-construction meeting or before painting.

12. EXTERIOR SIDING AND PAINT:

- A. Remove all batten strips from existing siding and leave the existing siding.
- B. Repair any deteriorated exterior siding.
- C. Apply Tyvek house wrap, or equal to the existing siding. Cannot be woven house wrap.
- D. Apply 5/4 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.
- E. Apply LP Smartside brand 5/16-inch X 8-inch lap siding over existing siding. Siding shall have a 50-year limited lifetime warranty, installed to manufacturer specifications. Nail all joints at bottom corners with 16 gauge galvanized trim nails.
- F. Contractor shall insure that all butt joints and end joints are a maximum of 1/8-inch gap.

- G. Caulk all joints and apply two coats of exterior paint. If siding, fascia, window trim and door trim are not primed it must be primed before applying paint.
- H. Window and door trim color shall be chosen by Park Manager.
- I. Must let paint dry between coats. If spraying paint, contractor must back roll paint after each coat.
- J. Pressure wash foundation, caulk all cracks and apply two coats of exterior paint.
- K. Primer shall be Sherwin Williams exterior primer-sealer or equal.
- L. Paint shall be exterior and interior paint and shall have a limited lifetime warranty, Sherwin-Williams Super Paint or equal. Color shall be chosen by Park Manager.
- M. Install primed finger joint 3/4 jambs around inside of windows as necessary and primed finger joint 356 casing around jambs. Repair sheetrock as necessary around doors, finish sheetrock and paint.
- N. Caulk, fill nail holes and apply two coats of paint. Caulk-DAP Dynaflex Ultra Advanced Sealant.

### 13. INTERIOR WALLS AND CEILINGS:

- A. Repair any existing areas needing repairs in walls and ceilings, as necessary, before painting. Includes any deteriorated wall framing.
- B. Frame opening where water heater was removed to accommodate a pre-hung door as large as possible. Sheetrock and finish inside and outside of closet the same as rest of cabin.
- C. Apply one coat of bonding primer sealer to all sheetrock, existing doors and door frames.
- D. Apply two coats of paint to all interior walls, ceilings, doors, door frames, window frames, baseboard and shoe mold. Sand all walls before applying paint. Apply with brush and roller only. Must let paint dry between coats.

### 14. FRONT PORCH CEILING AND REAR PORCH CEILING:

- A. Install 1/2-inch AC plywood on front porch ceiling.
- B. Install blocking as necessary to keep edges even.
- C. Caulk joints, cracks, fill holes, etc. Apply exterior sealer primer and apply two coats of exterior paint.

### 15. GUTTERING:

- A. Install six-inch aluminum guttering with down spouts and leaf guards. Color-brown, must provide color sample. Install guttering on exterior where needed.

### 16. HALLWAY LIGHTS AND KITCHEN LIGHTS:

- A. Remove existing light fixtures in hallway and replace with can-less recessed LED light fixtures or low-profile LED light fixtures. Lights must be approved by Facilities Surveyor.

### 17. ALL REMAINING INTERIOR LIGHT FIXTURES

- A. Remove and replace remaining interior light fixtures. Park Manager will choose fixtures. Light fixture brand or item number shall be furnished at pre-bid meeting.

## 18. PARKING AREA

- A. Remove parking area railings, steps, and walkway.
- B. Remove soil around exterior of parking area, extending out 24-inches and down to existing footer or a minimum depth of 6-inches if there is no footer.
- C. Form a 16-inch-wide perimeter around existing parking area to pour concrete even with top elevation of existing concrete.
- D. Install two 1/2-inch rebar horizontally around perimeter to be poured and 8-inches apart vertically. Top rebar shall be 6-inches below finished top elevation of concrete. Rebar shall be in the center of 16-inch perimeter and a minimum of 4-inches on the end from the exterior of concrete.
- E. Install 1/2-inch rebar horizontally every 4-feet with a bend on both ends, extending from and into existing block, to new rebar perimeter.
- F. Pour 4,000 PSI concrete in formed area even with top elevation of concrete and with a lite broom finish.

## 19. STEPS

- A. Form and pour new concrete steps with 4,000 PSI concrete on top of new walkway.
- B. Install 1/2-inch rebar horizontally and 6-inches apart on each step.
- C. Steps shall have a rise of 7-inches and treads shall be 12-inches or as close as possible.
- D. Steps shall be 4-feet wide.

## 20. CONCRETE WALKWAY

- A. Form and pour 6-foot walkway from parking area to new walkway from cabin.
- B. Install 5-foot wire cattle panel in concrete walkway in place of rebar for strength and concrete separation.
- C. Panels shall be placed in the center of concrete.
- D. Walkway shall be minimum of 4-inches thick, have a crack joint every 4-foot and broom finish.

## 21. RAILING ON PARKING AREA AND STEPS

- A. Install the same railing as per specifications for the cabin around parking area perimeter and each side of steps.

## **Specifications: CABIN # 23**

### 1. TUB SURROUND:

- A. Tile- 3 x 6-inch subway wall tile. Color-white, must furnish sample for approval, prior to installation. Grout color shall be black.
- B. Backer board- 1/2-inch-thick cement based.
- C. Tub faucet- Delta- Lowes item # 813458.
- D. Caulk- DAP Dynaflex Ultra Advanced Exterior Sealant or equal – clear.

2. PAINT AND PRIMER:

- A. Primer- Sherwin Williams interior and exterior primer- sealer, or equal.
- B. Interior paint shall have a limited lifetime warranty - Sherwin-Williams Super Paint or equal. Sheen shall be chosen by Park Manager.
- C. Exterior paint shall have a limited lifetime warranty with Sherwin-Williams Super Paint or equal. Sheen shall be chosen by Park Manager.
- D. Caulking- Shall be DAP Dynaflex Ultra Advanced Exterior Sealant or equal.
- E. Any new unprimed wood must have primer applied before applying paint.

3. KITCHEN CABINETS:

- A. Shall be solid wood fronts and doors, American Hardwood Species, with finished plywood sides, back, bottom, top and shelves. No particle board or press board. Cabinets must be approved by Facilities Surveyor prior to installation.
- B. Finish shall be natural or stain with clear coat. No painted cabinets. Finish and color shall be chosen by Park Manager.
- C. Cabinet installation shall be screwed through the back of cabinets into studs (2-1/2 or 3-inch screws) and fronts shall be screwed together through the stiles (2-1/2 screws). All cabinet fronts shall be kept even and no cracks between stiles. Screws shall be counter sunk.

4. COUNTER TOPS:

- A. Countertop shall be 1-1/4-inch-thick granite with back splash. Installation shall be done by fabricator. Shall furnish samples for Park Manager.
- B. Countertop shall be even with cabinets at refrigerator. Shall not extend past cabinet.
- C. Countertop shall have stainless steel sink installed under countertop by the countertop fabricator. Sink must be a double bowl with a minimum of 8-inch depth.
- D. Sink faucet- Delta- Lowes item #356708.
- E. Sink baskets- Lowes item #198311 or equal.

5. TRIM:

- A. Baseboard- 5-1/4 primed wood finger joint.
- B. Casing- 2-1/4 primed wood finger joint.
- C. Jambs- 3/4 primed wood finger joint.

6. SIDING:

- A. Siding shall be LP Smartside brand, wood grain finish and a 50-year limited warranty or equal.
- B. Siding width shall be 8-1/4 inches and a 7-inch exposure.
- C. Corners, rake and window trim shall be 5/4 x 4-inch LP Smartside with woodgrain and 50-year warranty.
- D. Fascia, if necessary, shall be LP Smartside with woodgrain and 50-year warranty.

7. EXTERIOR DOORS:

- A. Doors shall be woodgrain fiberglass exterior, six panel, single bore, pre hung with satin nickel hinges. Same hand as existing doors. (Does not include foundation door.)
- B. Jambs shall be standard with brick mold.
- C. Front door shall have a side lite like cabin # 27.
- D. Doorknobs- Use existing locks.
- E. Size shall be 3-foot wide and standard height.

8. WINDOWS:

- A. Windows shall be new construction vinyl, double hung, full screens, low-E with argon and grids.
- B. Color- White
- C. Windows shall meet fire exit codes. Example- 3-0 X 5-2.

9. FLOORING:

- A. Floors shall be Life Proof Laminate from Home Depot or equal. Must be same thickness, warranty and composite with rubber backing.
- B. Contractor shall furnish samples for approval and color. (In stock only.)

**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](mailto:deborah.g.smith@tn.gov).

For scheduling contact:

Facilities Manager: Chad Young, 865-606-1551, [chad.young@tn.gov](mailto:chad.young@tn.gov)

Facilities Surveyor: Doug Stephens, 865-221-2633, [doug.stephens@tn.gov](mailto:doug.stephens@tn.gov)