

Seasonal House/ Rec Hall/ Stone Office/ Bath House 1/ Repairs

Big Ridge State Park

1015 Big Ridge Park Road

Maynardville TN 37807

This request for bids is for a contract to furnish all material, equipment, supplies and labor necessary to replace roofing, repair exteriors, and painting.

General Conditions

- 1) On-Site work shall be performed between contract award and September 15, 2023, unless an exception is granted by the Facilities Management Regional Manager.
- 2) All work shall comply with state-approved versions of the IBC, standards, regulations, other applicable codes, manufacturer's recommendation, and best practices. Contractor is responsible for all permits and associated fees.
- 3) Only the Facilities Management Office can approve any alterations, modifications, or substitutions to the written scope, specifications, or requirements of the project. No additional work shall be authorized unless pre-approved by the Facilities Management Office.
- 4) Contractor shall keep the jobsite clean and safe and leave in a neat and tidy manner.
- 5) All color selections to be determined by the Park or Hospitality Manager and approved by the Facilities Management Office.
- 6) All material substitutions must be pre-approved.
- 7) All materials shall be installed per manufacturer's recommendation and best practice.

8) Contractor is responsible for verifying actual dimensions prior to ordering any materials or bidding. No allowances shall be made due to any bidder neglecting to visit the site and verifying dimensions and conditions.

9) All work for this project shall be completed by a Licensed contractor with a full BC or a BC-B classification.

General Scope of Work

1) Seasonal House, the Contractor Shall:

- a)** House is occupied, so work must be performed to allow dweller access and safety.
- b)** Remove all roofing materials, satellite dish, repair any decking with like materials, replace all valleys / chimney flashing then install new underlayment, drip edge, plumbing boots and shingles leaving no valley to be seen.
- c)** Remove and replace all fascia and soffits with wood grain fiber cement boards.
- d)** Remove all existing gutters and replace with new k-style gutters with leaf guards and downspouts.
- e)** Remove storage lean-to from side of structure.
- f)** Remove awning from rear of building, clean/paint and reinstall after new siding.
- g)** Wrap the building with non-woven house wrap before installing fiber cement siding, fiber cement trim boards around all windows, doors and inside and outside corners.
 - a.** Damaged T-111 to be repaired and used in place of plywood sheathing. Any siding removed should be replaced so that new wrap and siding can be installed properly.
 - b.** Remove siding on rear corner of building to remove vine from structure.
 - c.** Remove siding from around/under farthest right small window on rear of building to replace rotten framing in wall and around the window interior.
 - d.** Have Park personnel turn off power to residence so that the main disconnect and piping can be pulled away from wall to install new siding.
 - e.** Re-frame the bottom of the air conditioner chase and construct a metal plenum to cover the exposed flexible ductwork, and it should also be wrapped in non-woven house wrap before installing fiber cement siding and trim on inside and outside corners.
- h)** Install new flashing over the top of all windows.
- i)** Replace the rear door with a 25-gauge steel, six panel, pre-hung with brick mould, sized to match existing. Utilize existing door handle.
- j)** Replace front door with a minimum 25-gauge steel door, pre-hung with brick mould with half glass with blinds between glass, sized to match existing. Utilize existing door handle.
- k)** Remove the main stairs in the front of the building and rebuild them with new handrails to local codes.

- l)** Remove the secondary stairwell on the front porch and construct a handrail to match the existing handrail.
- m)** Replace the existing flood light fixtures with new LED type flood light fixtures.
- n)** Remove the existing phone cabling and leave main box.
- o)** Replace missing screens on right front of house and right rear of house and repair or replace damaged screen on right rear.
- p)** Caulk all joints, prime, and paint two coats on all siding with "Park Brown", trim, fascia, doors, handrails, and soffit with "Touch of Sand". Any wood not replaced must be pressure washed / cleaned and prepped before painting.

2) Rec Hall, the Contractor Shall:

- a)** Work must be performed around rental schedule AND only Monday through Thursday.
- b)** Remove all roofing materials, repair any decking with like materials, replace all valleys / chimney flashing then install new underlayment, drip edge, plumbing boots and shingles leaving no valley to be seen.
- c)** Replace damaged beams, columns and decking on right side front porch with like materials due to tree damage.



- d)**
- e)** Repair screen doors on front porch so that they can be opened and closed and replace all 3-inch hinges with 4-inch spring loaded on single screen sections and regular 4-inch hinges on double screen sections.
- f)** Repair the screens on the rear doors, adding hardware cloth to match front screen doors.
- g)** Replace crawl space cover.
- h)** Replace the door on the rear storage room with 25-gauge steel, six panel, pre-hung with brick mould, sized to match existing.
- i)** Remove the screen door from storage room and repair holes in exterior frame.

- j) Construct a wooden threshold on the right center door so that the door keeper will hold the door.
- k) Replace glass in main entrance door, repair frame on lower left side, and repair lower left screen frame.
- l) Remove vines on storage room wall and disconnects.
- m) Paint all screen frames, window frames, trim, doors, overhangs, storage room exterior and porch ceiling with two coats of "Park Brown". Prime any new materials before painting. Any area receiving paint must be pressure washed / cleaned and prepped before painting.

3) Stone Office, the Contractor Shall:

- a) Work can be performed without restrictions for occupants or rental schedule.
- b) Remove all roofing materials, repair any decking with like materials, replace all valleys / chimney flashing then install new underlayment, drip edge, and shingles leaving no valley to be seen.
- c) Replace the rotten wood on the right-side window with like materials. The window could be replaced if an exact match to existing windows could be located, otherwise it should be rebuilt.
- d) Repair, clean and re-caulk all window frames.
- e) Replace fascia and soffit with like materials.
- f) Replace the screen in front screen door.
- g) Remove paint from the original door latch without removing it from the door and paint it black.
- h) Remove dead bolt from front door and associated hardware from door frame, plug the hole in the door, and repair door frame.
- i) Remove the old flashing from over the windows and install copper flashing.
- j) Remove the conduit going through the left window and replace the windowsill.
- k) Paint all trim, doors, and fascia with two coats of "Park Brown". Prime all new material before painting. Any area receiving paint must be pressure washed / cleaned and prepped before painting.

4) Bathhouse 1, the Contractor Shall:

- a) Work must be performed while keeping access to Bathhouse for campers and should not begin noisy activities until 8:30 am.
- b) Remove all roofing materials, leaving fascia and drip edge intact, repair any decking with like materials, replace all valleys / chimney flashing then install new underlayment, plumbing boots and shingles leaving no valley to be seen.

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 shall 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 shall 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.

Project shall begin within 15 days of Purchase Order issuance and be complete by September 15, 2023, unless other agreement has been approved by Facilities Management, ETRO.

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 shall 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 shall conform to the state's current approved codes, such as the International Building Code. All electrical and plumbing shall conform to the latest and most current codes. All Fire Marshall approved projects shall have a Certificate of Occupancy issued at the completion of the project. All ADA projects shall 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: Chris Mayeaux, 865-340-3287, chris.mayeaux@tn.gov

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Moisture Barrier behind butt joints	Amerimax, Union Corrugating	Aluminum flashing (roll)
House Wrap	Dupont, Kingspan	Non-Woven with 10-year warranty
Front Door (seasonal house)	Therma-Tru, Jeld-Wen	Steel half lite with brickmould insulating core with blinds
Rear Door (seasonal house and Rec Hall Storage)	Therma-Tru, Jeld-Wen	Steel 6 panel with brickmould insulating core
Siding and Trim	James Hardie, Allure	Fiber Cement with 30-year warranty
Eaves, Facia, and Soffits	James Hardie, Allure	Fiber Cement with 30-year warranty
Caulking	Dap, Titebond	Elastomeric Joint Sealant complying with ASTM C920 Grade NS, class 25 or higher Or Latex Joint Sealant complying with ASTM C834
Finish	Sherwin Williams, PPG	Exterior Acrylic Latex with Lifetime Limited Warranty
Shingles	Owens Corning, GAF	Laminated Architectural Shingle with Lifetime Limited Warranty
Gutters		K Style with leaf guard
Spring Hinges	National Hardware, Everbuilt	4" oil rubbed bronze or black square radius hinge
Hinges	National Hardware, Everbuilt	4" oil rubbed bronze or black square radius hinge