

Park Office Exterior Remodel

Big Cypress State Park

295 Big Cypress Rd, Greenfield, TN 38230

This request for bids is for a contract to furnish all material, equipment, supplies and labor necessary to renovate the park office exterior at Big Cypress State Park.

General Conditions

- 1) On-Site work shall be performed between Contract date and April 30th, 2024, 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) All dimensions listed are approximate. 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) The contractor shall have a G.C. license with a BC-2, BC -8 and a BC-16 endorsement on their contractor's license.

General Scope of Work

This request for bids is for a contract to furnish all material, equipment, supplies and labor necessary to renovate the park office at Big Cypress State Park.

Description of Demolition or Associated Work

Demolition - properly dispose of all debris off- property unless otherwise noted

- 1) Remove all siding, fascia, and soffits on all park Office.
- 2) Remove one (1) concrete steps.
- 3) Remove one (1) exterior door and frame back of building above steps.
- 4) Remove awning supports.
- 5) Remove sign. Sign will be reused so in must remain intact & without blemishes.

New Work

1.The contractor shall provide and install new house wrap moisture barrier, Hardie board and batten siding (battens on 12-inch centers), and matching trim on all four sides of buildings. The back of the building shall receive only board and baton no stone shall be installed. Any area found with rot or decay the contractor shall remove decay and replace with a like material to support new siding.

2.The contractor shall provide and Install new Hardie pre-vented soffit. Fascia shall be wrapped in metal with 6-inch gutters with leaf guards with 5-inch downspouts.

3.The contractor shall supply and install Hardie lap siding in the gables with new matching vents. Lap boards shall be 6 inches.

4.Prepare, caulk, and paint all fiber cement areas and door with two coats.

5.Provide and install new 7/8-inch plywood, house wrap moisture barrier, stone veneer to minimum of 36-inch level. The contractor shall also use the same stone and install it on the park entrance sign.

- a) All exposed conduits shall be relocated within walls to allow for a smooth finished

look.

- b) Stone veneer requires a minimum of 7/8-inch plywood. Stone to be Centurion Stone Browns Valley (460-145-65) in a dry stack pattern with matching chiseled water edge (875) for transition. The 36-inch dimension to be the minimum height of stone based upon elevation. Three sides shall receive stone the back of the building shall be board and baton.
- c) Provide and install new flashing between stone to siding and roof to siding transitions and all penetrations per manufacturer's recommendations.
- d) Siding shall not be installed within 6-inches of ground surface.
- e) Provide and install new Hardie soffit under overhangs and existing door porticos.

6. Contractor shall remove door located at the back of office. This door shall be replaced with a new pre-hung insulated door. Park manager shall choose style.

7. The contractor shall construct a deck between the exterior walls of this building to be used as a ranger entrance and accessed by this new door. The contractor shall construct steps no less than 48 inches wide with a handrail to ground level. The deck and steps shall be constructed of number 2 treated pine or better. Joist shall be 2 by 8 and 5 quarter deck boards shall be used for decking. Handrails shall be constructed of 2-inch treated of number 2 yellow pine.

8. Contractor shall supply and install eight (8) new exterior light fixtures. Four (4) LED Motion lights located on the outside corners of the visitor center. One (1) located on the exterior wall by front entrance replacing existing. One (1) to be added to store front door and two (2) located in the eaves to ILLUMINATE THE SIGN.

9. The contractor shall supply & replace two (2) exterior faucets with brass frost proof wall hydrants w/ vacuum breaker. Wall hydrant is to use a loose key (Tee Key,) supplied by contractor.

10. Contractor shall supply and pour approximately 4ft wide by 16ft walkway with a 6ft-by-6ft landing, connecting front entrance to driveway. This concrete shall be 4 inches deep and weld wire reinforced. 28000psi concrete at 28 days cure.

11. Contractor shall paint the concrete porch and steps from front entrance.

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
House Wrap	Dupont, Kingspan	Non-Woven with 10-year warranty
Siding and trim	James Hardie	Fiber Cement with 30-year warranty
Eaves, fascia, soffits	James Hardie	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 Shalliams, PPG	Exterior Acrylic Latex with Lifetime Limited Warranty / Color: Park Brown
Door	Jeld-Win	Manager chooses style
Insulation	Owens corning – R-19	Only if voids are found in the insulation.
Lighting	GE, Lithonia	Flood light
Paint	Sherwin Williams	2 coats

Specific Instructions

Siding Installation

A. Installation:

1. The contractor shall be responsible for the installation of insulation of R-13 value or greater. If any void in insulation is found and install 5/8 plywood and house wrap as a base for Hardie board siding.

2. The contractor shall be responsible for the installation of flashing over the doors, windows, heating ducts, above shed roof, and where siding meets the rock around the bottom of the wall. The flashing shall have a z-bar shape and have a hem or crimp on the outside edge.
3. The contractor shall install in a board and batten pattern with battens at 12 inches on center with horizontal band board as required.
4. The contractor shall be responsible for installing new fiber cement trim around all doors, windows, heating ducts, inside and outside corners meeting all specifications listed.
5. The contractor shall be responsible for replacing any decayed and damaged fascia prime and paint both sides. Wrap all fascia with 19-gauge trim coil color to match paint. They shall also supply and install replacement attic vents of equal size and color.
6. The contractor shall be responsible for installing new fiber cement board and batten siding on all exterior walls. Installation of all new fiber cement material shall be according to the manufacture's installation requirements. The contractor shall be responsible for staying within the spacing requirements of the manufacture's recommendations. This shall include trim, caulking a, flashing and/or replacement of any decayed material adjacent to or in contact with all window and doors.
7. The contractor shall caulk all butt joints, inside and outside corners, door, and window trim, and anywhere caulking is required. (All butt joints shall have weather barrier installed behind joint and caulked)
8. The contractor shall be responsible for supplying all fiber cement materials installed.
9. The contractor shall be responsible for two coats of paint where necessary on the entire building post construction. (park brown)
10. The contractor shall pressure wash prime the porch ceiling and inspect for damage or decay. Any items found to be in disrepair shall be repaired.
11. The contractor shall prime and paint these areas with two coats of paint.

Paint Specifications

1) SURFACE PREPARATION

- a) All surfaces to be painted shall be clean, cured, dry and free of rust, mill-scale, oil, grease, dirt, salts, wax, efflorescence, mildew, surface deposits or loose or scaling paint.

- b) All gaps shall be filled with approved caulk.
- c) Glossy surfaces of old paint shall be dulled.
- d) Prepared surface shall be protected by use of specified and approved primer.
- e) Surface shall be inspected by park Facilities Management representative prior to coating application; however, prepared non-protected metal substrates shall be immediately primed.

2) COATING APPLICATION

- a) Coating may be applied by brush, applicator pad, roller, conventional or airless spray in a minimum of two coats or as otherwise specified.
- b) Specific dry film thickness recommended by manufacturer shall be achieved.
- c) Even coats, of complete coverage, which are free from sags, drips, streaks, and bubbles shall be obtained.
- d) Mixed coatings shall be stirred thoroughly before and occasionally during use. Do not thin.
- e) Working conditions shall be within manufacturer’s recommendations.
- f) Owner shall inspect prior to each subsequent coat.
- g) All label instructions shall be followed.
- h) It shall be the responsibility of the contractor to insure a safe work environment for workers.
- i) Contractor shall conduct activities within park operational guidelines to limit disruption to park patrons or staff.

3) WARRANTY PERIOD

- a) Materials and workmanship shall be warranted against streaking, fading, cracking, peeling or otherwise failing for a period of one (1) year following the date of final inspection of the work.

4) JOB SPECIFICATIONS:

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|------------------------------------|-------------------------------|
| a) Color | To be chosen by Park Manager |
| b) Gloss % exterior | to be chosen by Park Manager |
| c) Tint base | Manufacturer’s recommendation |
| d) Primer Vehicle/binder type | Latex |
| e) Finish coat Vehicle/binder type | Latex |

- f) Minimum coverage @ one mil DFT 400 to 500 sq. ft/gal
- g) Application method Sprayed, rolled, or brushed
- h) Acceptable surface preparation methods Scrape/ sand

5) SUBMITTALS:

- a) Prior to beginning any work, the contractor/vendor shall submit the following for approval:
paint chip, primed/painted/cured substrate, paint/primer manufacturer's technical data sheet, and MSDS sheet.
- b) Wood filler, caulk and/or putty technical data sheet

Additional Conditions

- 1) 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.
- 2) 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.
- 3) 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 only with a representative of the Facilities Management Regional Office before any additional work is undertaken or materials ordered.
- 4) 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 park manager. **Work shall be conducted during the normal business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m., unless an alternate schedule is approved by Facilities Management.**
- 5) 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 final invoice shall be paid.
- 6) The contractor shall protect areas adjacent to his work and shall be required to repair any damage they 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. Contractor shall leave residences and other buildings in a habitable manner after hours by securing unfinished openings.
- 7) Workmanship is to be warrantied for not less than one year from date of final inspection. Materials shall be warrantied as per manufacturer's warranty.
- 8) Unless otherwise indicated, 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.
- 9) Clean up of the project site shall be the responsibility of the contractor. Contractor to 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.

- 10) Contractor, employees, and sub-contractors shall be licensed, certified, or registered as required. They shall be registered in the State of Tennessee Edison purchasing system.
- 11) 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.
- 12) At all times, the Contractor shall have a copy of project specifications, permits, and certificate of insurance on-site.
- 13) Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to West Tennessee Regional Office via mail, fax, or e-mail (address: 21540 Natchez Trace Road, Wildersville, TN 38388, fax:731-968-5668; or e-mail: susan.blankenship@tn.gov).

14) Authorized Contacts:

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