

Maintenance Building Renovation and Manager's Residence Roof

Fort Loudoun State Park

338 Fort Loudoun Road

Vonore, TN 37885

This request for bids is for a contract to furnish all material, equipment, supplies and labor necessary to remove siding, un-used conduit, exterior repairs, painting, and roofing. Contractors should have BC, BC-B, or BC-B(sm), CE for electrical, and BC-21-Roofing Licensing.

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.

General Scope of Work

Maintenance Building:

- 1) The contractor shall remove all siding from the structure.
- 2) The contractor shall remove unused gas pump electrical equipment.
- 3) The contractor shall remove any hose bibs on exterior and re-install after removing siding and repairing holes.
- 4) The contractor shall repair holes in block wall.
- 5) The contractor shall replace all soffit and fascia with fiber cement boards.
- 6) The contractor shall install fiber cement lap siding on gables of structure.
- 7) The contractor shall install new K style gutters, gutter guards, downspouts, and splash blocks.
- 8) The contractor shall replace the window with a new aluminum frame window to match existing.
- 9) The contractor shall replace the exterior lights with LED fixtures to match existing.
- 10) The contractor shall be responsible for caulking all butt joints, inside and outside corners, door and window trim, and anywhere caulking is required.
- 11) The contractor shall prime the new fiber cement boards and paint the structure with colors chosen by the Park Staff.

Manager's Residence:

- 1) The contractor shall remove all roofing materials and repair any decking with like materials.
- 2) The contractor shall replace all valleys / chimney flashing, and plumbing boots.
- 3) The contractor shall install new underlayment, drip edge, and shingles leaving no valley to be seen.
- 4) The contractor shall install new gutters, gutter guards, downspouts, and splash blocks.
- 5) The contractor shall replace all soffit and fascia with fiber cement boards.
- 6) The contractor shall replace ceiling under carport with bead board panels.
- 7) The contractor shall replace front and right-side entry doors with new metal doors, sized to match existing.
- 8) The contractor shall replace the rotten threshold on the front door with like materials.
- 9) The contractor shall be responsible for caulking all butt joints, inside and outside corners, door and window trim, and anywhere caulking is required.
- 10) The contractor shall prime and paint all soffit, fascia, and bead board to match existing.

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-approved Equal	Specific Requirements
Soffit, Facia	James Hardie, Allure	Fiber Cement with 30-year warranty
Lap Siding	James Hardie, Allure	Fiber Cement with 30-year warranty
Gutters		K-style with leaf guards
Windows		Thermal-break construction and a heavy-commercial design
Caulking	Titebond, DAP	Elastomeric Joint Sealant complying with ASTM C920 Grade NS, class 25 or higher Or Latex Joint Sealant complying with ASTM C834
Exterior Finish	Sherwin Williams, PPG	Exterior Acrylic Latex with Lifetime Limited Warranty
Shingles	GAF, Owens Corning	Architectural with Lifetime Limited Warranty
Bead board		1x6x8 Tongue and groove center bead pattern board
Doors	Masonite, Jeld-Wen	Premium 6- Panel Primed Steel Pre-Hung door with brickmold

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.

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