

Green House / Kelly House / Pedestrian Bridge

Seven Islands State Park

2809 Kelly Lane

Kodak, TN 37764

This invitation to bid is for a contract to furnish all material, equipment, supplies and labor necessary for foundation repair, exterior repairs, interior repairs, flooring, walk board replacement/sealing 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 International Building Code (IBC), standards, regulations, other applicable codes, manufacturer recommendation, and best practices. Contractor shall be 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 shall 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 recommendation and best practice.
- 8) Contractor shall be 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) Contractors must submit valid licenses for themselves and any Subcontractors they use to the Solicitation Coordinator prior to the bid response deadline. These shall be emailed to the Kyle Villagomez at Kyle.Villagomez@TN.gov

1) Green House

- a)** The Contractor shall remove existing fascia and soffit and modify end of trusses to facilitate the new fascia being oriented in a vertical position.
- b)** The Contractor shall replace fascia with like materials.
- c)** The Contractor shall install new 6-inch half round galvalume gutter, gutter guards, and splash blocks on both corners on back of house.
- d)** The Contractor shall replace the main support beam for the rear wall and repair all associated wall framing as needed.
- e)** The Contractor shall remove damaged siding and replace with materials matching existing siding.
- f)** The Contractor shall construct new thresholds for both rear doors and replace damaged floorboards with like materials.
- g)** The Contractor shall replace the trim boards around the rear doors with like materials.
- h)** The Contractor shall re-attach ceiling boards in front left corner of porch.
- i)** The Contractor shall install plexi-glass over the two exposed windows on the left of the house and one in the rear.
- j)** The Contractor shall reconstruct the decorative gable pediment at the roof peak, using a marine grade PVC foam sheet.
- k)** The Contractor shall caulk all new trim, fascia, and soffit before painting repaired areas with two coats of paint matching existing.
- l)** The Contractor shall be Licensed BC, BC-B, or BC-B(sm), BC-21-Roofing and BC-11 for Painting.

2) Kelly House

a) Interior

- i)** All work hours to be coordinated with Park Manager.
- ii)** The Contractor shall replace flooring in kitchen with materials chosen by Park Manager.
- iii)** The Contractor shall replace floorboards in second floor bedroom with like materials and stain/ seal to match existing. Caulk ceiling/ wall joint, repair any damaged materials, and touch-up paint on wall and ceiling to match existing.

b) Exterior

- i)** The Contractor shall replace all fencing and gates around perimeter of house, replacing posts as necessary with like materials.

- ii) The Contractor shall replace attic vent on front side of structure and paint to match existing.
- iii) The Contractor shall install lap siding over flashing on right side porch roof and replace all screws and gaskets to match existing.
- iv) The Contractor shall replace rotten trim and rotten lap siding on rear corner of structure with like materials and paint to match existing.
- v) The Contractor shall replace rotten porch ceiling with like materials and paint to match existing.
- vi) The Contractor shall be Licensed BC, BC-B, BC-B(sm), BC-A or BC-A/r.
- vii) All work hours to be coordinated by Park Manager.

3) Pedestrian Bridge

- a) The Contractor shall replace rotten boards to match existing and apply one coat of clear waterborne exterior wood sealer to the deck of the pedestrian bridge.
- b) The Contractor shall not get any sealer on the aluminum.
- c) The Contractor shall be Licensed BC, BC-B, or BC-B(sm), HRA, or HRA-C

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-approved Equal	Specific Requirement
Caulking	Dap, Titebond	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
Interior Finish	Sherwin Williams, PPG	Interior Acrylic Latex with Lifetime Limited Warranty
Gutters		K Style with leaf guard and downspouts
PVC board	Piedmont Plastics, Sintra	Aqua-Plas® I Ultra Marine grade 1-inch thick foam polyvinyl chloride sheet
Water Sealant	Sherwin Williams, PPG	Superdeck Exterior Water based sealant

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 shall 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 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