

Standing Stone State Park

1674 Standing Stone State Park
Hilham, TN 38568

Group Cabin #2 renovation

General:

The Contractor shall be responsible for all equipment, labor, and materials necessary for this project at Standing Stone State Park. All work shall be done in accordance with the latest industry standards. Any deviations from the scope of work will be executed only after written approval is received. The Contractor shall be responsible for the safety and security of the site during this project. The Contractor shall be responsible for notifying park staff at the end of each day before leaving to ensure the site is secure. All containers and trash shall be removed and disposed of off state property. The Contractor shall visit the site to obtain accurate measurements.

Licensing requirements are BC, BC-B, or depending on cost of construction BC-b(sm). Roofing which includes fascia and gutters can be done by a BC-21. Painting can be done by a BC-11.

This project must start on November 27th and must be completed on or before December 23rd, 2023.

Existing:

The building has shingled roof that needs replaced and logs on the back left corner beside chimney need to be replaced. The building has settled to the point to where the threaded rod and turnbuckle have pulled lose. The whole building needs to be caulked and repainted.

Scope:

- A. The Contractor shall replace damaged logs Park will supply logs as needed. All logs will have to be chinked to match existing chinking.
- B. The Contractor shall level the rear wall as level as possible and shall reinstall threaded rod and turnbuckle to ensure proper stability.
- C. The Contractor shall scrape, caulk, and repaint entire building with two coats of Sherwin Williams lifetime warranty exterior paint or equal. Paint colors to match existing.
- D. The Contractor shall remove shingles, felt paper, and all damaged roof decking. Park shall provide decking material.
- E. The Contractor shall install new roof decking as needed and install synthetic underlayment on entire building. The contractor shall install ice and water shield around perimeter of roof. Ice and water shield shall also be installed in all valleys, ridge cap, and around dormers.

- F. The Contractor shall install new 29-gauge metal roofing with all necessary trim including rake trim on all gables. Metal color to be brown to match existing buildings in the park.
- G. The Contractor shall install trim around chimney to match roof color.
- H. The Contractor shall install foam closure strips under ridge cap and shall use 1-inch screws on roofing and 1 ½-inch screws on all trim and ridge cap.
- I. The contractor shall use roofing cement around chimney under new chimney trim to ensure no leaks, all other leak prevention material shall be Lexel. No silicone is to be used only Lexel is acceptable on metal roofs.

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: Gary Greenwood, 865-806-8300, gary.greenwood@tn.gov