

MANAGER RESIDENCE WINDOWS, DOORS, SIDING, FLOORING, AND PORCH REPLACEMENT

RADNOR LAKE STATE PARK
1160 OTTER CREEK RD, NASHVILLE, TN 37220

This request is for a contract to furnish all material, equipment, supplies, and labor necessary to replace the countertops, cabinets, windows, doors, side and front porches, siding, and flooring at the manager's residence.

License requirements for this job are BC, BC-A, or BC-A/r.

On-site work shall be started within 10 days of receipt of WRO unless an exception is granted by the Facilities Management Regional Manager and completed within 35 days of start date.

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.

Only the Facilities Management Office in conjunction with the Park Superintendent 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.

Contractor shall keep the jobsite clean and safe and leave it in a neat and tidy manner.

All color selections are to be determined by the Park Superintendent and approved by the Facilities Management Office.

All material substitutions must be pre-approved in writing.

All materials shall be installed per manufacturer's recommendation and best practice.

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.

Description of Work

Contractor shall remove all windows, exterior doors, siding, front and side porches, porch support piers, and existing flooring in the hallway, living room, office, and kitchen areas. All demo'd material shall be disposed of off the park. Park shall remove cabinets and countertops.

Contractor shall install new windows. The new windows shall be Pella Imprevia fiberglass double hung windows in black with horizontal cross bars in each pane on the exterior. The main front center window shall be Pella Impervia custom center window. An additional window shall be installed to the left of the main front center window; it shall match the window beside the side steps.

New exterior doors shall be installed. They shall be modern/contemporary fiberglass with ribbed or frosted glass, black in color, with a matching side lite in black fiberglass. The front door is right swinging, the side door is left swinging. The new doors shall be MP Doors N3068LB4TCB24, N3068R1NTCB24, or equal.

The double French doors on the back of the house shall be replaced with an MP Doors double door with blinds inside the glass on one side, and two side by side Pella Imprevia windows that match the other windows for the other side. These shall be installed 18 inches from the floor and shall be the same distance from the ceiling as the existing doors. There shall be sheet rock installed and finished below the new windows.

The new siding shall be James Hardie Cedarmill plank lap siding, Allura traditional lap siding with cedar grain look, or equal. It shall be installed according to manufacturer's specifications. New cement board trim shall be installed according to manufacturer's specifications. New building wrap shall be installed under the new siding. Any rotted wood shall be replaced.

The new siding and trim shall be painted with 2 coats of paint. The paint shall be Porter Paints Permanizer, Sherwin Williams Duralast, or equal.

The new flooring shall be ceramic tile plank, Farmhouse Chestnut 6in X 24in. It shall be installed according to manufacturer's specifications, with 3/16 inch spacers. The grout color shall be similar to the overall background color. The new flooring shall be installed while cabinets are removed so as to have the floor completely covered under any new cabinets or appliances. New transition strips shall be installed where the new flooring meets the bedroom flooring.

All colors of new materials and paint shall be picked by the park.

The side porch shall be totally rebuilt in the same way as the existing porch, using pressure treated wood for the framing, and composite material for the railings and decking. The posts shall be 6X6, the new joists and banding shall be 2X8, the new stair runners shall be 2X12, with an additional stair runner installed in the center of the stairs. The decking and stair treads shall be composite material. The new decking and treads shall be 1X6 decking, the new railings shall be cable type; AFCO flat top cable railing or equal. The new decking shall be run diagonal. All new materials shall be fastened with the appropriate length decking screws. New concrete block piers shall be installed in the same location as the existing piers, consisting of 8 inch blocks mortared in place, fastened into the concrete with ½ inch rebar, and painted with 2 coats of paint.

The new front porch shall be extended along the front of the house approximately 7.5 feet toward the center of the house. The existing piers shall be removed and new piers installed. An additional block pier shall be installed under the extension in the same manner as the other piers. The new porch shall be constructed in the same way as the side porch, using pressure treated wood for the framing, with composite material for the decking and cable type railings. All new material shall be installed according to manufacturer's specifications.

The stove shall be moved to the back kitchen wall, with a new range hood and fan installed above it. The new fan shall be vented through the roof. The existing fan opening shall be covered, to include the opening through the roof. This shall also include the re-location of the range receptacle. A new stainless steel free standing sink shall be installed with a new faucet, drain lines, and supply lines.

New upper cabinets shall be installed. The cabinets shall be Diamond now Arcadia, Procraft Cabinetry Liberty, or equal. The park shall pick the color.

It shall be the responsibility of the contractor to insure a safe work environment for workers.

WARRANTY PERIOD

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

All aspects of this job shall be left in a finished condition.

Contractor shall be responsible for determining where all utilities are on the job site and care should be taken to protect the utilities and plumbing from any damage caused by 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 only with a representative of the Facilities Management Regional Office before any additional work is undertaken or materials ordered.

Work shall be scheduled to avoid any interference with normal operation of the Park. During the construction period, coordinate construction schedules and operations with the Park manager. **Work shall be conducted during normal business hours of Monday through Friday, 8:00 AM to 4:30 PM, unless an alternate schedule is approved by Facilities Management and RLSP Management.**

Successful contractor shall schedule and attend a pre-construction conference where a pre-construction form shall be signed by Facilities Management, Contractor, 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.

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 leave residences and other buildings in a habitable manner after hours by securing unfinished openings.

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.

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.

Clean up of the project site shall be the responsibility of the contractor. Contractor is to assure the job site is clean of nails, screws, debris, etc., at the end of each day to ensure safety. Contractor shall clean up property and haul away scrap when work is completed to an approved location off State property.

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.

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.

At all times, Contractor shall have a copy of project specifications, permits, and certificate of insurance on site.

All bids over \$100,000 shall include provisions for a payment bond in the amount of twenty-five percent (25%) of the contract price.

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to:

Teresa.Bell@TN.GOV 615-797-9701
2000 Jackson Hill Road, Burns, TN 37029

Facilities Management Regional contact for this project is:
Don Myatt, Regional Manager
615-797-9701 office; 615-218-7697 cell Don.Myatt@TN.GOV

David Powers, Facilities Surveyor
615-797-9701 office; 615-238-1230 cell David.K.Powers@TN.GOV

The contractor shall have a Certificate of Insurance on file with Facilities Management and in compliance with state regulations. Contractor shall have insurance as shall protect the contractor from claims which may arise out of or result from the contractor's operations under the contract and for which the contractor may be legally liable, whether such operations be by the contractor or sub-contractor or by anyone directly or indirectly employed by any of them, or anyone associated with them for whose acts they may be liable. Sub-contractors shall also be registered in the State of Tennessee Edison purchasing system, be listed on the bid application, and shall show proof of insurance and have workers compensation.

NOTE: Before the Contract resulting from this ITB is signed, the apparent successful proposer shall be registered with the Department of Revenue for the collection of Tennessee sales and use tax. The State shall not approve a contract unless the proposer provides proof of such registration. The foregoing is a mandatory requirement of an award of contract pursuant to this solicitation.