

## **Visitor Center Exterior Renovations**

### **Red Clay State Park**

1140 Red Clay Park Rd SW

Cleveland, TN 37311

**This request for bids is for a contract to furnish all material, equipment, supplies and labor necessary to encapsulate the crawlspace, replace siding, soffit, fascia, and paint. Contractors should have BC, BC-B, or BC-b(sm), LLE or CE Electrical, CMC or CMC-C HVAC, BC-11 Painting, BC-16 Insulation to perform work.**

#### **General Conditions**

- 1) On-Site work shall be performed between December 18, 2023 and March 1, 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) 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

### 1) Main Building Exterior:

- a. The contractor shall frame in all existing wall vents.
- b. The contractor shall remove all existing siding, repair any damaged sheathing to match existing, and install new non-woven house wrap.
- c. The contractor shall install galvanized flashing on top of stone wall on main structure that will receive new siding.
- d. The contractor shall remove A/C disconnects to install new siding, then re-install disconnects.
- e. The contractor shall replace the rear double doors on the theater to match existing.
- f. The contractor shall install new concrete timber siding with chinking and concrete timber trim, to manufacturer guidelines, starting approximately ¼-inch above stone wall flashing.
- g. The contractor shall replace all soffit and fascia with LP Smartside Engineered Treated Composite boards, deleting soffit vent. All cuts to be primed and painted with High Quality 100% Acrylic paint before installing. A minimum 3/16-inch should be left between joints.
- h. The contractor shall demolish the portion of roof extending over main stairs, replacing fascia behind the structure with Engineered Treated Composite boards and extending gutter to left corner of building, adding new downspout to right of stairs. All cuts on fascia to be primed and painted with High Quality 100% Acrylic paint before installing. A minimum 3/16" should be left between joints.
- i. The contractor shall install wood grain Engineered Treated Composite trim over all gable rake boards and install a galvanized metal rake trim to cover topside of rake board. All cuts to be primed and painted with High Quality 100% Acrylic paint before installing. A minimum 3/16-inch should be left between joints.
- j. The contractor shall create a soffit on gable ends with new framing and Engineered Treated Composite boards to match the rest of building. All cuts to be primed and painted with High Quality 100% Acrylic paint before installing. A minimum 3/16-inch should be left between joints.
- k. The contractor shall replace all gutters with new K style gutters with gutter guards, and downspouts.
- l. The contractor shall remove downspouts that are built into stone wall on front of structure and offset them to the outside of stone wall or use standoffs.
- m. The contractor shall repair missing parts of stone wall due to wear and from removing downspouts making sure that entire wall has proper slope for water runoff.

- n. The contractor shall rebuild wooden stairs on back of building.
- o. The contractor shall caulk as required and prime new Engineered Treated Composite trim boards before painting them with 2 coats to be chosen by Park Management.

## 2) Walkway:

- a. The contractor shall remove all lattice.
- b. The contractor shall replace framing for "window" openings and install 6x6 treated posts and knee braces. The beam bottom board should run the entire length of the porch to match existing.
- c. The contractor shall install 2x6 treated boards in a horizontal, flat position between each post at a height of 42-inches.
- d. The contractor shall install goat panel sandwiched between 2 treated 2x4 boards on the top and bottom between posts, and no more than 4 inches above decking. The panels should be stapled to one side of the 2x4's with galvanized staples top and bottom.
- e. The contractor shall replace lower trim boards of walkway with Engineered Treated Composite trim boards, sized to match existing. All cuts to be primed and painted with High Quality 100% Acrylic paint before installing. A minimum 3/16-inch should be left between joints.
- f. The contractor shall repair stonework and ensure that there is a slope for proper water runoff.
- g. The contractor shall install a galvanized flashing behind trim boards and over stonework.
- h. The contractor shall install siding on painted OSB sheathing over glass porch double doors.
- i. The contractor shall caulk as required and prime new Engineered Treated Composite trim boards before painting them with 2 coats to be chosen by Park Management.

## 3) Gazebo:

- a. The contractor shall remove all lattice and arches.
- b. The contractor shall replace corner framing with two 6x6 treated that are to be turned parallel to structure. A treated 2x6 can be ripped to fill open gap in front side or 6x6 could be ripped to fill gap. Knee braces are to be installed to match walkway.
- c. The contractor shall lay two treated 2x4 boards between 6x6 posts on concrete structure to fill in void under existing board. A 3/8-inch wide x 1/2-inch deep groove should be cut into the top of the upper 2x4 to accept goat panel.

- d. The contractor shall install 2x6 treated boards in a horizontal, flat position between each post at a height of 42-inches.
- e. The contractor shall install goat panel sandwiched between two treated 2x4 boards on the top and sitting in groove at bottom.

4) Crawl Space:

- a. The contractor shall clean out crawl space, removing debris such as scrap wood, loose masonry materials, and existing vapor barrier.
- b. The contractor shall install a minimum 10 mil, Class 1, vapor barrier on top of crawl space soil.
  - i. The vapor barrier should be spiked to the ground.
  - ii. The vapor barrier should overlap at least 6-inch and should be sealed or taped.
- c. The contractor shall wrap all masonry piers with minimum 10 mil barrier material to a height of at least 12-inch above crawl space soil.
- d. The contractor shall wrap all perimeter foundation walls with a minimum of 10 mil vapor barrier, leaving 6-inches from top of the walls for proper termite and pest inspections.
- e. The contractor shall install two 70pt crawl space dehumidifiers and duct kits to provide dehumidified air into all crawl spaces.
- f. The contractor shall add two receptacles to power the dehumidifiers.
- g. The contractor shall seal foundation vents for dehumidifier installation, leaving one or two open for proper cross-ventilation.
- h. The contractor shall capture HVAC condensation line that is draining into the crawl space and plumb it to the exterior of the building.
- i. The contractor shall provide access to enclosed porch/finished area to include in encapsulation, that is not currently accessible.

**Approved Brands and Specifics (or Pre-approved Equal)**

<b>Item</b>	<b>Approved Brand or Pre-approved Equal</b>	<b>Specific requirements</b>
House Wrap	Dupont, Kingspan	Non-woven with 10 year warranty
Flashing		Galvanized L-shaped
Concrete Timber Siding	ClearCreek, Everlog	Fiberglass reinforced concrete siding with Lifetime Warranty
Soffit, fascia, trim	LP Smartside	Engineered Treated Composite with 50 Year Warranty

Gutters		K style with leaf guards
Vapor barrier	Pure Guardian, Viper CS	Minimum 10 mil virgin polyethylene with 25-year warranty
Vapor tape		Weather resistant Polyethylene backing
Dehumidifier	Santa Fe, Aprilaire	Compact 70-pint capacity with pump
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

**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](mailto:deborah.g.smith@tn.gov).

For scheduling contact:

Facilities Manager: Chad Young, 865-606-1551, [chad.young@tn.gov](mailto:chad.young@tn.gov)

Facilities Surveyor: Chris Mayeaux, 865-340-3287, [chris.mayeaux@tn.gov](mailto:chris.mayeaux@tn.gov)