

ROAN MOUNTAIN STATE PARK

1015 Highway 143
Roan Mountain, TN 37687

CABINS 21-30 RENOVATIONS

GENERAL:

The contractor shall be responsible for all labor, material, and equipment necessary to complete the scope of work at Roan Mountain State Park. Contractor shall be responsible to take their own measurements, etc., to properly quote the scope of work. Contractor is responsible to remove all debris from construction site off state property to an approved location. Contractor is expected to perform all work with quality workmanship and to the latest (state and local) codes.

License requirements for this job are BC, BC-B, or BC-b(sm).

SCOPE: CABINS 21-30 RENOVATIONS

Cabins will be closed for renovations beginning 11/1/2023.

1. BATHROOMS 21-28

- A. Remove existing vanities, lights, vent fans, tile base board, marble thresholds, commodes, and heaters.
- B. Install concrete leveler, as a filler, around tile floor where tile baseboard and thresholds were removed and grout joints on existing tile floor. Filler shall be smooth and even with existing tile. Filler shall extend to walls.
- C. Repair sheetrock as necessary where tile baseboard was removed for new baseboard installation and paint.
- D. Repair sheetrock walls as needed and sand walls for new primer and paint.
- E. Apply caulk around existing tubs as needed.
- F. Apply exterior bonding primer-sealer to walls and ceilings and lightly sand.
- G. Apply two coats of exterior paint to walls and ceilings. Paint shall be allowed to dry between coats. Ceilings shall be white and wall color will be chosen by Park Manager.
- H. Install a 2-inch wood, primed, finger joint, crown mold to bathroom ceilings. Crown mold can be un-primed but must have primer applied. Fill nail holes, caulk, and apply two coats of paint. Color shall be the same as walls.
- I. Install new vanity lights and vent-light combo.
- J. Install vinyl plank flooring and transition strip into bedroom to match flooring and will continue into kitchen with no transition strip. Kitchen and bathroom floor shall be the same level.
- K. Install new vanities, counter tops with sinks, faucets, ball valves with escutcheon, supply lines, trap assemblies, existing commodes, and mirrors.
- L. Contractor shall install vinyl cove baseboard and color is to be determined.

2. BATHROOMS 29 - 30

- A. Remove existing floor tile.
- B. Remove existing tub and overhead framing. Replace any deteriorated studs.
- C. Cut out floor inside shower area to make tile floor even with bathroom floor and kitchen flooring.
- D. Install a linear or center drain for the shower (which ever will work the best.)
- E. Install shower floor tile on all of bathroom floor.
- F. Remove any underlayment necessary on bathroom floor for Hardy backer board.
- G. Double floor joist in bathroom area or install beams to support the tile floor. Contact Facilities Surveyor to discuss best option before installation.
- H. All cement board shall be coated with Red Guard waterproofing liquid or waterproofing material.
- I. Floor tile shall be a nonslip surface and a maximum tile size of 2-inch X 2-inch. Color shall be chosen by Park Manager.
- J. Wall tile size and color shall be chosen by Park Manager. Wall tile shall extend from floor to ceiling and around corners of wall opening. Ceiling shall be tiled in the shower area.
- K. All tile grout shall be sealed with grout sealer.
- L. Shower seat and grab bars shall meet all ADA specifications.
- M. Shower shall have a shower head and wand. Shower wand and diverter valve shall be handicap accessible. Shower valve and components shall be Delta brand or equal. Contact Facilities Surveyor before installation for approval.
- N. Remove existing vanities, lights, vent fans, tile base board, marble thresholds, commodes, and heaters.
- O. Repair sheetrock as necessary where tile baseboard was removed for new baseboard installation and paint.
- P. Repair sheetrock walls as needed and sand walls for new primer and paint.
- Q. Apply exterior bonding primer-sealer to walls and ceilings and lightly sand walls.
- R. Apply two coats of exterior paint to walls and ceilings. Paint shall be allowed to dry between coats. Ceilings shall be white and wall color shall be chosen by Park Manager. Ceilings may be sprayed with a low-pressure sprayer, if necessary, due to existing texture.
- S. Install a 2-inch wood, primed, finger joint, crown mold to bathroom ceilings. Crown mold can be un-primed but must have primer applied. Fill nail holes, caulk, and apply two coats of paint. Color shall be the same as walls.
- T. Install new vanity lights and vent-light combo.
- U. Install new vanities, counter tops with sinks, faucets, ball valves with escutcheon, supply lines, trap assemblies, existing commodes, grab bars, and mirrors.

- V. Vanities, commodes, grab bars, faucets, doorknobs and mirrors shall be ADA compliant.
- W. Contractor shall install vinyl cove baseboard and color is to be determined.

3. KITCHENS 21-28

- A. Remove counter tops from cabinets, cabinets, lights, vent fan, and baseboards.
- B. Install a new receptacle over range for over the range microwave and replace all kitchen outlets, switches and covers. Color to be determined. Kitchen outlets must be GFCI protected.
- C. Paint walls and ceilings. Sand walls before priming, apply one coat of exterior bonding primer and two coats of exterior paint (must let paint dry between coats), primer and paint shall not be applied by spraying. Contractor may use a low-pressure sprayer for ceilings if necessary but shall not get overspray on any of the interior.
- D. Contractor shall furnish and install new microwave. Lowes item # 439246 or equal. Color to be determined.
- E. Install new cabinets to match existing layout, except wall cabinets shall be 42-inches in height and extend to the ceiling and trimmed against ceiling. Install new granite counter tops, sink and faucet, drain assembly, baskets, supply lines and ball stops.
- F. Install new baseboards to match existing.

4. KITCHENS 29-30

- A. Remove counter tops from cabinets and snack bar, cabinets, lights, vent fan, and baseboards.
- B. Replace all kitchen outlets, switches and covers. Color to be determined. Kitchen outlets must be GFCI protected.
- C. Paint walls and ceilings. Sand walls before priming, apply one coat of exterior bonding primer and two coats of exterior paint (must let paint dry between coats), primer and paint shall not be applied by spraying. Contractor may use a low-pressure sprayer for ceilings if necessary but shall not get overspray on any of the interior.
- D. Install new cabinets, new counter tops on cabinets, sink and faucet, drain assembly, supply lines and ball stops. Cabinets shall be handicap accessible and layout shall be the same as existing. Wall cabinets shall extend to the ceiling and shall have trim at the top of wall cabinets.
- E. Contractor shall install a new range hood. Color to be determined.
- F. Install new baseboard to match existing.

5. LIVING AND BEDROOMS INTERIOR PAINT AND TRIM

- A. Repair any existing areas needing repairs in walls and ceilings, as necessary, before painting.
- B. Apply one coat of bonding primer sealer to all sheetrock.

- C. Apply two coats of paint to all walls and ceilings. Sand all walls before applying paint. Apply with brush and roller only (must let paint dry between coats). Ceilings may be sprayed with a low-pressure sprayer, if necessary, due to existing texture.
- D. Install a 2-inch wood, primed, finger joint, crown mold to bottom bedroom ceilings. Crown mold can be un-primed but must have primer applied. Fill nail holes, caulk, and apply two coats of paint. Color shall be the same as walls.
- E. Contractor shall install 1 X 2 flat crown to living, dining, and upper bedroom room ceilings. Crown mold shall match existing 1 X trim.
- F. Contractor shall install 1 X trim on corners that trim is missing and shall match existing.
- G. Contractor shall install a 1 X 4 trim where main ceiling angle changes to horizontal. The ceiling is cracked at this point and needs a 1 X 4 installed on the horizontal part of the ceiling and the angled part of the ceiling. The 1 X 4 shall extend the entire length of the ceiling. The 1 X 4 shall be primed finger-joint and shall be painted the same as the ceiling. The 16-gauge trim nails or trim screws are approved fasteners. Edges and joints shall be caulked, and nail holes filled.

6. LIGHTS

- A. Contractor shall remove and replace all interior light fixtures with LED fixtures, including bathroom vent fan and living room light-fan combo.

SPECIFICATIONS: CABINS 21-30

1. SHOWER TILE CABINS 29 AND 30:
 - A. Wall tile- standard 4-inch square or 4 X 6 subway wall tile. Color shall be chosen by Park Manager (must furnish sample for approval, prior to installation).
 - B. Floor tile- 2-inch x 2-inch maximum. Contractor shall furnish samples to Park Manager for approval.
 - C. Grout color to be approved Park Manager.
 - D. Backer board- 1/2 inch thick cement based.
 - E. Shower faucet, diverter valve, etc. shall be Delta brand and shall be approved by Facilities Supervisor.
 - F. Caulk- DAP Dynaflex Ultra Advanced Exterior Sealant or equal – clear.
2. PAINT AND PRIMER:
 - A. Primer- Sherwin Williams- exterior primer- sealer or equal.
 - B. Interior paint shall have a limited lifetime warranty (Sherwin-Williams Super Paint or equal). (Sheen and color to be Park mgrs. Preference).
 - C. Exterior paint shall have a limited lifetime warranty with (Sherwin-Williams Super Paint or equal). (Sheen color to be Park mgrs. Preference).

- D. Caulking- Shall be DAP Dynaflex Ultra Advanced Exterior Sealant or equal.
- E. Any new unprimed wood must have primer applied before applying paint.

3. KITCHEN CABINETS:

- A. Kitchen cabinets shall be solid wood fronts and doors (American Hardwood Species) with finished plywood sides, back, bottom, top and shelves. No particle board or press board. Cabinets must be approved by Facilities Surveyor prior to installation.
- B. Finish shall be natural or stain with clear coat. Finish and color shall be chosen by Park Manager.
- C. Cabinet Installation-cabinets shall be screwed through the back of cabinets into studs (2-1/2 or 3-inch screws) and fronts shall be screwed together through the stiles (2-1/2 screws). All cabinet fronts shall be kept even and no cracks between stiles. Screws shall be counter sunk.

4. COUNTER TOPS:

- A. Countertop-Shall be 1-1/4-inch-thick granite with back splash. Installation shall be done by fabricator. Contractor shall furnish samples for Park Manager approval.
- B. Countertop shall be even with cabinets at refrigerator and shall not extend past cabinet.
- C. Countertop- Shall have stainless steel sink installed under countertop by the countertop fabricator. Sink must be a double bowl with a minimum of 8-inch depth.
- D. Sink faucet- Delta- Lowes item #356708.
- E. Sink baskets- Lowes item # 198311 or equal.

5. FLOORING:

- A. Floors shall be Life Proof Laminate from Home Depot or equal. Must be same thickness, warranty and composite with rubber backing if not Life Proof brand from Home Depot.
- B. Contractor shall furnish samples for approval and color. Flooring shall be "in-stock only.

6. LIGHTS:

- A. Kitchen lights- Lowes item #2495894- Black.
- B. Upstairs bedroom and stairs lights- Lowes item #2806765- Black.
- C. Table light- Lowes item # 5075535.
- D. Bathroom light-vent combo- Home Depot- Nutone 80 cfm- item #1004-038-863.
- E. Shower light for Cabins 29 & 30- Home Depot- item #1004-658-316 or 1004-658-318.
- F. Vanity light- Lowes- item #759870.
- G. Ceiling fan-light- Lowes- item #5127869.

H. Fan down rod- Lowes- Lowes item #2138171.

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: Doug Stephens, 865-221-2633, doug.stephens@tn.gov