

# Camp Store and Nature Center

Location Paris landing State Park

**16055 Highway 79 Buchanan, Tn 38222**

## Scope of work

Camp store and Nature Center renovate exterior of buildings. Contractor is responsible for all materials and labor.

### General Conditions

- 1) On-Site work shall be performed between contract award and February 15, 2024, 5-month contract, unless an exception is granted by the Facilities Management Regional Manager. All cabin work shall be done between award, and February 15, 2024. Cabin work shall be scheduled to reduce individual cabin downtime.
- 2) Contractors shall possess a valid TN BC-B (sm) contractor license or higher to submit bids.
- 3) 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.
- 4) 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.
- 5) Contractor shall keep the jobsite clean and safe and leave in a neat and tidy manner.
- 6) All color selections to be determined by the Park or Hospitality Manager and approved by the Facilities Management Office.
- 7) All material substitutions must be pre-approved.
- 8) All materials shall be installed per manufacturer's recommendation and best practice.
- 9) 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

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

## **General Scope of Work**

Camp Store renovating the exterior of building. Nature House renovating of exterior of building.

### **Description of Demolition on Camp Store**

#### **Exterior Outer Dimensions Approximately 24ft x 30ft**

Demolition - properly dispose of all debris off-property unless otherwise noted

- 1) The contractor shall demo and remove all fascia and all vinyl siding
- 2) The contractor shall demo and remove all windows. (Only on Camp Store)
- 3) The contractor shall demo and remove all handrails. (Save for reinstall)
- 4) The contractor shall demo and remove wooden entrance door.
- 5) Remove all materials on overhangs and ceiling of porch area.

### **New Work on Camp store**

#### **(Exterior Outer Dimensions Approximately 20 ft x 34 ft)**

- 1) The contractor shall provide and install new moisture barrier house wrap.
- 2) The contractor shall provide and install Vented Vinyl Bead Board on ceiling of gable roof on front porch. Contractor shall transition change to Vented Hardie board on overhangs.
- 3) The contractor shall provide and install new Hardie board and batten siding vertically 12 inches on center, and matching trim on all four sides of buildings.
- 4) The contractor shall provide and install Hardie trim around doors and windows.
- 5) The contractor shall provide and install new operable double-hung insulated, argon-filled, Low-E windows with screen.
- 6) The contractor shall provide and Install 40 circuit, single phase 200-amp electrical

service riser and weather head. ( New electrical panel will absorb all existing electric)

- 7) The contractor shall provide and Install 4 locally sourced red cedar 6x6 porch post.
- 8) The contractor shall provide and install stacked rock around base of porch post to the height of 36 inches. (Installation according to manufacturer's specifications)
- 9) The contractor shall provide and install Stacked stone on all exposed block at bottom of Hardie board on 3 sides of store that will terminate at porch on each side. (Installation according to manufacturer's specifications)
- 10) The contractor shall prep, calk all butt joints, corners, and seams for painting.
- 11) The contractor shall provide and prime and paint with 2 coats of paint.
- 12) The contractor shall reinstall handrails ending them into post and rock.
- 13) The contractor shall provide and install insulated metal door matching existing laundry door.

### **Nature Center (Exterior dimensions approximately 63ft x25ft)**

- 1) The contractor shall provide and install house wrap moisture barrier on all side of building.
- 2) The contractor shall provide and install Hardie vented soffit on over hangs.
- 3) The contractor shall provide and install Hardie trim around all doors and windows
- 4) The contractor shall provide and install Hardie board vertically 12 inches on center.
- 5) The contractor shall provide and install 19-gauge trim coil on all fascia. (Color to be determined by Park management)
- 6) The contractor shall provide and install plywood over approximately 6 old, enclosed windows.
- 7) The contractor shall Prep all surfaces by, calking butt joints, end joints and seams prime and paint with 2 coats of paint.

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

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Browns valley and oak mount stacked stone	Browns valley ledge stone, ledger stone	Stone, Install according to manufacturer's recommendation's
House Wrap	Dupont, Kingspan	Non-Woven with 10-year warranty
Windows  200 amp electrical panel	Pella  Eton, GE,	Energy saving, argon filled, welded with screens  Install according to manufacturer's specifications  200amp
Siding and trim	James Hardie	Fiber Cement with 30-year warranty, installation according to manufacturer recommendation's
Eaves, fascia, soffits	James Hardie	Fiber Cement with 30-year warranty  Install according to manufacturer's recommendations
Caulking	Dap, Titebond	Elastomeric Joint Sealant complying with ASTM C920 Grade NS, class 25 or higher Or Latex Joint Sealant complying with ASTM C834
Finish	Sherwin Williams, PPG	Exterior Acrylic Latex with Lifetime Limited Warranty

### Specific Instructions

#### Installation

- 1) Contractor shall demo and remove any damaged materials with new material. The contractor is responsible for all measurements and materials.

- 2) The contractor shall be responsible for inspection of materials upon delivery, any damaged, bent, or irregular panels shall not be accepted by this agency. Store bundles in a manner to avoid buckling or bending.

(Note) The manufacturers installation specifications shall supersede all in this document providing they meet the minimum herein and that documentation is provided.

- 3) Hardie board: color and profile to be chosen by agency from manufactures standard colors and profile samples
- 4) Fascia: wrap fascia and window trim with metal. The agency shall select color of metal. Minimum thickness .019 on metal trim coil.

### Siding Installation

#### A. Installation:

1. The contractor shall be responsible for the installation of insulation of R-13 value or greater. If any void in insulation is found and install 5/8 plywood and house wrap as a base for Hardie board siding.
2. The contractor shall be responsible for the installation of flashing over the doors, windows, heating ducts, above shed roof, and where siding meets the rock around the bottom of the wall. The flashing shall have a z-bar shape and have a hem or crimp on the outside edge.
3. The contractor shall install in a board and batten pattern with battens at 12 inches on center with horizontal band board as required.
4. The contractor shall be responsible for installing new fiber cement trim around all doors, windows, heating ducts, inside and out.
5. The contractor shall be responsible for installing new fiber cement board and batten siding on all exterior walls. Installation of all new fiber cement material shall be according to the manufacture's installation requirements. The contractor shall be responsible for staying within the spacing requirements of the manufacture's recommendations.
6. The contractor shall caulk all butt joints, inside and outside corners, door, and window trim, and anywhere caulking is required. (All butt joints shall have weather barrier installed behind joint and caulked)
7. The contractor shall be responsible for supplying all fiber cement boards and materials. (Paint colors to be chosen by park management)

8. The contractor shall be responsible for two coats of paint where necessary on the entire building post construction.

9. The contractor shall prime and paint all Hardie boards installed with two coats of paint.

## Paint Specifications

### 1) SURFACE PREPARATION

- a) All surfaces to be painted shall be clean, cured, dry and free of rust, mill-scale, oil, grease, dirt, salts, wax, efflorescence, mildew, surface deposits or loose or scaling paint.
- b) All gaps shall be filled with approved caulk.
- c) Glossy surfaces of old paint shall be dulled.
- d) Prepared surface shall be protected by use of specified and approved primer.
- e) Surface shall be inspected by park Facilities Management representative prior to coating application; however, prepared non-protected metal substrates shall be immediately primed.

### 2) COATING APPLICATION

- a) Coating may be applied by brush, applicator pad, roller, conventional or airless spray in a minimum of two coats or as otherwise specified.
- b) Specific dry film thickness recommended by manufacturer shall be achieved.
- c) Even coats, of complete coverage, which are free from sags, drips, streaks, and bubbles shall be obtained.
- d) Mixed coatings shall be stirred thoroughly before and occasionally during use. Do not thin.
- e) Working conditions shall be within manufacturer's recommendations.
- f) Owner shall inspect prior to each subsequent coat.
- g) All label instructions shall be followed.
- h) It shall be the responsibility of the contractor to insure a safe work environment for workers.
- i) Contractor shall conduct activities within park operational guidelines to limit disruption to park patrons or staff.

3) WARRANTY PERIOD

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

4) JOB SPECIFICATIONS:

- a) Color To be chosen by Park Manager
- b) Gloss % exterior to be chosen by Park Manager
- c) Tint base Manufacturer's recommendation
- d) Primer Vehicle/binder type Latex
- e) Finish coat Vehicle/binder type Latex
- f) Minimum coverage @ one mil DFT 400 to 500 sq. ft/gal
- g) Application method Sprayed, rolled, or brushed
- h) Acceptable surface preparation methods Scrape/ sand

5) SUBMITTALS:

- a) Prior to beginning any work, the contractor/vendor shall submit the following for approval: paint chip, primed/painted/cured substrate, paint/primer manufacturer's technical data sheet, and MSDS sheet.
- b) Wood filler, caulk and/or putty technical data sheet

## Additional Conditions

- 1) 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.
- 2) 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.
- 3) 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.
- 4) 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 park manager. **Work shall be conducted during the normal business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m., unless an alternate schedule is approved by Facilities Management. Job Shall be completed between time awarded and February 15, 2024**
- 5) 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 final invoice shall be paid.
- 6) The 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 correct any painting related damage by cleaning, repairing, or replacing, and refinishing as directed by Facilities Management. Contractor shall leave residences and other buildings in a habitable manner after hours by securing unfinished openings.
- 7) 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.
- 8) Unless otherwise indicated, 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.



- 9) Clean up of the project site shall be the responsibility of the contractor. Contractor to 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.
- 10) 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.
- 11) 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.
- 12) At all times, the Contractor shall have a copy of project specifications, permits, and certificate of insurance on-site.
- 13) Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to:  
  
Susan Blankenship, , Office #731-968-5668, Email: Susan.Blankenship@tn.gov
- 14) Facilities Management Regional Contact for this project is:  
  
Regional Manager: Steve O' dell, 731-333-0948, EMAIL: Steve.Odell@tn.gov  
  
Project Manager: Jason Toler, 731-316-5466, EMAIL: Jason.Toler@tn.gov