



LAKEVIEW MARINA RENOVATION

TIMS FORD STATE PARK

**570 Tims Ford Drive
Winchester, TN 37398**

This request for bids is for a contract to furnish all material, equipment, supplies and labor necessary to renovate the Lakeview Marina at Tims Ford State Park.

General Conditions

- 1) On-Site work shall be performed between contract award and April 1, 2024, when structure re-opens 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 Middle Tennessee Facilities Management Office (MTRO) 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 MTRO.
- 4) Contractor shall keep the jobsite clean and safe and leave in a neat and tidy manner.
- 5) All material substitutions must be pre-approved.
- 6) All colors selections to be determined and approved by the Middle Tennessee Facilities Management Office (MTRO) and/or Park Manager.
- 7) All materials shall be installed per manufacturer's recommendation and best practice.
- 8) 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.
- 9) All bids over \$100,000 shall include provisions for a payment bond in the amount of twenty-five percent (25%) of the contract price.

Description of Demolition or Associated Work

Demolition - properly dispose of off- property unless otherwise noted.

- Remove flooring, ceiling to include OSB, back wall in drink cooler area, trim/moulding, heater, mini A/C unit, lighting, ceiling fans, windows, doors, pre-existing decking, gutters, fascia board, detach ducting from subfloor, exterior decking and railing at entrance door.

General Scope of Work

Specific Instructions

LAKEVIEW MARINA RENOVATION

- 1) Contractor will be responsible to repair/replace any damages to the interior of the building, or any park property to include rot found during any phase of this project.
- 2) Contractor will be responsible for moving all major appliances and storing them near site.
- 3) Contractor will be responsible to supply dumpster for material being hauled off-site.
- 4) Park and tenants will be responsible for moving merchandise and park/tenant owned items inside the marina.
- 5) Contractor shall ensure that boat access is still feasible during the construction phase of this project.

FLOORING

- 1) Provide and install approximately 1,100 sq-ft of underlayment.
- 2) Provide and install approximately 1,100 sq-ft of MSI Everlife waterproof flooring. **(PN# P-VTRFA7X48-5MM-12MIL-N)**
- 3) Provide and install transition strip in all required locations.
- 4) Provide and install 1-in x 3-in rough cut for baseboard moulding.

CEILING

- 1) Provide and install approximately 1,100 sq ft of 7/16 drywall to pre-existing roof joist and apply a knockdown finish.
- 2) Provide and install shutter style moulding around all interior poles.
- 3) Provide and install 1-in x 2-in rough cut crown moulding on the interior space.

INTERIOR WALLS

- 1) Provide and install new timber to match pre-existing timber used inside the marina and drywall.

- 2) Provide and install with 1-in x 6-in rough cut timber moulding/trim around doors and windows with rough cut timber to match pre-existing wall stain/color.
- 3) Provide and install approximately 20 sq-ft of drywall on wall behind drink coolers.

LIGHTING/FANS

- 1) Provide and install (6) iGLOLED, Konlite or equal slim panel - 1x4 LED light.
- 2) Lights shall be equally spaced throughout marina to provide even light distribution.
- 3) Provide and install (2) BigAssFan es6 model, 60-in diameter, 7-in down rod, black, Hunter or equal.
- 4) Contractor shall install (1) Globe Electric, Hampton Bay or equal black wide pendant light in cooler room to replace ceiling fan.

WINDOWS/DOORS

- 1) Provide and install (5) Tubelite, Andersen or equal, 2-in x 4 1/2-in center set glazed storefront windows medium bronze color.
 - a. Approximate sizes:
 - i. (1) 142-in x 80-in, (1) 108-in x 80-in, (1) 96-in x 80-in
 - ii. (2) 48-in x 80-in
- 2) Provide and install (1) Tubelite, Andersen or equal, double door, 2 1/8-in vertical stiles and top rail, 10-in bottom rail for ADA compliance in medium bronze color.
 - a. Approximate size:
 - i. (1) 72-in x 80-in
- 3) Provide and install (1) Pella, Andersen or equal, dark brown, vinyl window approximately 36-in x 36-in located in kitchen area.
- 4) Contractor shall ensure all windows and doors have safety glass.

GUTTERS

- 1) Provide and install approximately 60-ft of K-style, 6-in, seamless, dark brown gutters with gutter/leaf guard, and match the color of building and (3) downspouts.
- 2) Contractor shall install the (3) downspouts on storefront side of Marina per manufactures instructions.
 - a. (1) downspout shall run through deck to accommodate angle of deck roof.
 - b. (2) downspouts shall be located on the corners of Marina.

FASCIA BOARD/EXTERIOR

- 1) Provide and install approximately 500-ft of James Hardie Primed HZ10 fiber cement trim around the entire building to include dormer.
- 2) Contractor shall cover hole and replace with like James Hardie board, insulate behind, and closed off with interior wall with drywall.

DECKING

- 1) Provide and install new decking to match the pre-existing deck and railing.
- 2) Provide and install tape flashing on deck joist.
- 3) Contractor shall ensure deck and railing meet ADA, and IBC requirements.

PAINT

- Interior
 - 1) Contractor shall paint approximately 1,100 sq-ft of surface area of the ceiling.
 - 2) Contractor shall paint approximately 100 sq-ft of surface area in drink cooler room.
- Exterior
 - 1) Contractor shall paint approximately 2,500 sq-ft of surface area on outside of building with Sherwin Williams Park Brown.
 - a. Color code will be given during pre-construction phase.
 - 2) Contractor shall paint approximately 500 sq-ft of fascia board to include dormer.

Additional Conditions

- 1) This is a turnkey job. All aspects of this job shall be left in a finished condition: All finish work, and final cleanup are included in this contract.
- 2) All bidders are advised to visit site to verify all conditions and dimensions. No allowance shall be made by agency due to any bidder neglecting to visit the site and verifying dimensions and conditions.
- 3) 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.
- 4) 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 Facilities Management, Middle TN Regional Office (MTRO) before any additional work or material are supplied.
- 5) 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.**

- 6) 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.
- 7) The contractor shall protect areas adjacent to his work and shall be required to repair any damage they may cause.
- 8) 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.
- 9) Unless otherwise indicated, all materials, equipment, and supplies shall be new and in good condition, and all work accomplished in a manner acceptable to Facilities Management.
- 10) 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.
- 11) 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.
- 12) 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.
- 13) At all times, the Contractor shall have a copy of project specifications, permits, and certificate of insurance on-site.
- 14) All invoices shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to:

Teresa Bell, 615-797-9701, teresa.bell@tn.gov, MTRO, 2000 Jackson Hill Rd, Burns, TN 37029.
- 15) Facilities Management Regional Contact for this project is:

Regional Manager: Don Myatt, 615-218-7697, don.myatt@tn.gov
Project Manager: Zuri Maxwell, 615-906-0732, zuri.maxwell@tn.gov
- 16) 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 held legally liable, whether such operations be by the contractor or by 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.

- 17) **Note:** If 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 a contract pursuant to this solicitation.