

Meeman Shelby Forrest State Park Nature Center Bathroom Renovation

Meeman Shelby Forrest State Park
910 Riddick Road
Millington Tennessee 38053

This request for bids is for a contract to furnish all material, equipment, supplies and labor, necessary to renovate three restrooms and install one TDEC supplied adult changing table.

General Conditions

- 1) On-Site work shall be performed between contract award and December 15, 2023, (3-month contract) 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) 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) Contractors shall have a BC with BC- 2 and a BC- 3 with an LLE for the electrical, license endorsement to bid on this project.
- 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.

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General Scope of Work.

The contractor shall demo the interior of 3 external entrance bathrooms including tile- floor and walls, plumbing fixtures, lighting, and some or most of sheet rock. The contractor shall examine framing (studs) for rot or decay and replace any found with new. The contractor shall also provide and install framing to support 400-pound cantilever weight of the adult changing table. As part of this project the contractor shall replace most or all sheet rock with moisture restraint green board sheet rock (1/2-inch thickness) Plumbing fixtures, ADA handrails ceramic tile on floors and walls to the ceiling square, and lighting.

Demolition

- 1.The contractor shall demo plumbing fixtures including toilets and hand sinks. The contractor shall cap floor drains to reduce the risk of demolition debris from getting into drains.
- 2.The contractor shall demo floor tile and remove thin-set bed to allow for new tile installation.
- 3.The contractor shall demo sheet rock to a height of 48 inch except in the location of the adult changing table, it shall be demoed to the ceiling to allow for bracing installation. In the event we find decayed framing in the 48-inch demo path all sheet rock shall be demoed to allow for new framing repairs.
- 4.The contractor shall demo light fixtures in 3 bathrooms, being careful to protect the ceiling any damage to ceiling sheet rock shall be the contractor's responsibility to repair.

New Work

Bathroom 1

- 1.The contractor shall install back-blocking in stud-wall for plumbing and water valve support. This shall include water line relocation and water supply valves for vanity and toilet. Any framing or all framing found decayed shall be replaced.R-13 Insolation shall be installed as a sound barrier.
- 2.The contractor shall install moisture resistant green board dry wall on all 4 interior walls. All walls shall be finished suitable for ceramic tile installation on the walls. If ceiling is not suitable for paint it shall be the contractor's responsibility to repair and refinish.
- 3.The contractor shall supply and install new ceramic tile on the entire floor and walls to the ceiling square. Park management shall choose color and pattern.

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- 4.The contractor shall prime and paint the ceiling with one coat of primer and 2 coats of Sherwin Williams paint.
- 5.The contractor shall supply and install 1 new 250 cfm exhaust fan to operate with lights motion sensor.
- 6.The contractor shall supply and install 2 new led light fixtures controlled by motion sensor by entry door. Park management shall choose style.
- 7.The contractor shall supply and install a wall mount hand sink. Complete with drain and water supply.
- 8.The contractor shall supply and install 1 new high boy toilet this toilet shall be tank type.
9. The contractor shall provide and install 1 wall mount mirror with 30 inches wide by 36 inches tall complete with a wall mount light fixture above the mirror. Park manager shall pick style. This light shall also work from motion sensor.
10. The contractor shall supply and install trim for doors and windows and any trim required for a finished product. This shall include paint and stain.

Bathroom 2

- 1.The contractor shall install back-blocking in stud-wall for plumbing and water valve support. This shall include water line relocation and water supply valves for vanity and toilet. The contractor shall replace any framing found to be decayed. This shall also include R-13 insulation installation as a sound barrier.
- 2.The contractor shall install moisture resistant green board dry wall on all 4 interior walls. All walls shall be finished suitable for ceramic tile installation on the walls. If ceiling is not suitable for paint it shall be the contractor's responsibility to repair and refinish.
- 3.The contractor shall supply and install new ceramic tile on the entire floor and walls to the ceiling square. Park management shall choose color and pattern.
- 4.The contractor shall prime and paint the ceiling with one coat of primer and 2 coats of Sherwin Williams paint.
- 5.The contractor shall supply and install 1 new 250 cfm exhaust fan to operate with lights motion sensor.
- 6.The contractor shall supply and install 2 new led light fixtures controlled by motion sensor by entry door. Park management shall choose style.

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7.The contractor shall supply and install a wall mount hand sink. Complete with drain and water supply.

8.The contractor shall supply and install 1 new high boy toilet this toilet shall be flush valve /tank type.

9. The contractor shall provide and install 1 wall mount mirror with 30 inches wide by 36 inches tall complete with a wall mount light fixture above the mirror. Park manager shall pick style. This light shall also work from motion sensor.

The contractor shall supply and install new trim around doors and windows complete with paint or stain.

Bathroom 3

1.The contractor shall install back-blocking in stud-wall for plumbing and water valve support. This shall include water line relocation and water supply valves for vanity and toilet. This shall include any framing found to be decayed. The contractor shall also insulate with R-13 insulation as a noise barrier.

2. The contractor shall provide and install laminated beams 8 inches wide and 6 inches thick and 2 inch by 6-inch framing for support and anchored to the floor and terminated in the rafters by means of lag bolts. This blocking shall be fastened to studs at 18-inch intervals. This shall be the fastening support for the electric adult changing table. All framing shall be secure as it must support 400 pounds of cantilever weight.

3.The contractor shall provide and install one 20-amp single phase duplex receptacle 18 inches to the right and 16 inches from the floor of the newly installed blocking to power the adult changing table. This receptacle shall be dedicated circuit.

4.The contractor shall install moisture resistant green board dry wall on all 4 interior walls. All walls shall be finished suitable for ceramic tile installation on the walls. If ceiling is not suitable for paint it shall be the contractor's responsibility to repair and refinish.

5.The contractor shall supply and install new ceramic tile on the entire floor and walls to the ceiling square. Park management shall choose color and pattern.

6.The contractor shall prime and paint the ceiling with one coat of primer and 2 coats of Sherwin Williams paint.

7.The contractor shall supply and install 1 new 250 cfm exhaust fan to operate with lights motion sensor.

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8.The contractor shall supply and install 2 new led light fixtures controlled by motion sensor by entry door. Park management shall choose style.

9.The contractor shall supply and install a wall mount hand sink. Complete with drain and water supply.

10.The contractor shall supply and install 1 new high boy toilet this toilet shall be flush valve/ tank type.

11. The contractor shall provide and install 1 wall mount mirror with 30 inches wide by 36 inches tall complete with a wall mount light fixture above the mirror. Park manager shall pick style. This light shall also work from motion sensor.

12.The contractor shall install the provided adult changing table, they shall follow all instructions regarding installation provided by the manufacturer.

17.The contractor shall supply and install new unisex ADA signage for door with the adult changing table. The other 2 doors shall have new signage stating men/woman (unisex).

18.The contractor shall supply and install any and all trim needed to complete a finished product. This shall include paint or stain.

19.The contractor shall touch up any paint, trim, and stain on doors.

**** The contractor shall supply and install keyed dead bolt locks/keyed to the exterior thumb lock on the interior. These locks shall indicate occupied or unoccupied to the exterior.**

**** The contractor shall replace all three-bathroom doors with like matching doors.**

**** The contractor Shall install new hand dryers, TP dispensers in all three bathrooms. They shall also install new ADA rails in the bathroom with the Adult Changing Table.**

**** The contractor shall install new push plates on doors, new dead bolt locks, and new pull handles on the bathroom door interiors.**

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Sinks, water closets, urinals.	American standard, Sloan, Kohler	

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Flush Valves	Zurn	1.5-gallon flush
Door	JELD-WEN	Steel insulated
Faucets	T and S brass, Delta	.50 GPM with 20-year warranty
Tile	Affinity, Daltile, Florida tile	Porcelain
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	Interior Acrylic Latex with Lifetime Limited Warranty
Thin set	Simple-set 1 ceramic stain resistant, versa bond' Flex bond	Fast set
Grout	Spectralock, Sikagrout 428 FS, Tec power grout	Stain resistant

Protection:

All bidders are advised to visit site to verify all conditions and dimensions. No allowances will be made by the agency due to any bidder neglecting to visit the site and verifying dimensions and conditions. Pre-bid meetings are not a requirement but are strongly recommended.

Contractor will perform work on regular time and will invoice work time and material not to exceed the quoted price. Any variance in quote will be addressed with a representative of

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Facilities Management, West TN Regional Office (WTRO) 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 must 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 to schedule and attend a pre-construction conference where a pre-construction form will be signed by Facilities Management, Contractor and Park Manager or park representative before work can begin. Contractor must also schedule and attend a final inspection where a final inspection form will be signed by Facilities Management, Contractor and Park Manager or park representative before invoice will be paid.

Project will begin within 15 days of Purchase Order issuance Or as soon as materials can be attained and be complete by December 15, 2023, unless Facilities Management has approved other agreement.

The contractor will protect areas adjacent to his work and will be required to repair any damage he may cause. Contractor will protect work of other trades. Contractor will 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 will be warranted as per manufacturer's warranty.

All materials, equipment, and supplies are to 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 must be presented for approval by the State of Tennessee representative.

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 will clean up and haul away all scrap when work is completed to an approved location off state property.

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Contractor, employees, or sub-contractors shall be licensed, certified, or registered as required. They must be registered in the State of Tennessee Edison purchasing system.

The contractor shall have a Certificate of Insurance on file with Facilities Management. Contractor will have insurance as will 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 must also be registered in the State of Tennessee Edison purchasing system, be listed on the bid application and must show proof of insurance and have workers compensation. Insurance requirements are listed below.

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, always permits and certificate of insurance on project site Contractor shall comply with all applicable codes, standards, and regulations in execution of project. All work must conform to the International Building Code 2017.

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to West Tennessee Regional Office via mail, fax or e-mail (address: 21540 Natchez Trace Road, Wildersville, TN 38388, fax:731-968-5668; or e-mail: susan.blankenship@tn.gov).

Authorized Contacts: Steve O'Dell, Office 731-968-6608, Cell 731-307-9716, steve.odell@tn.gov or Reid Mullens 731-412-4042 or reid.mullins@tn.gov Roger Blankenship 731-307-9715 roger.blankenship@t.gov Don Tate ADA coordinator don.tate@tn.gov 615-416-1078