

**Pickett State Park**  
**4605 Pickett Park Highway**  
**Jamestown, TN 38556**  
**Repairs to Cabins 6, 7, 8, 9, and 10**

**General:**

The Contractor shall be responsible for all labor, materials, and equipment necessary for this project at Pickett State Park. All work shall be done in accordance with the latest industry standards. Any deviations from this scope of work shall be executed only after written approval is received. The Contractor shall be responsible for the safety and security of the site during this project. The Contractor shall use barriers where necessary. The Contractor shall be responsible for notifying park staff at the end of each day before leaving to ensure site is secure. All containers and trash shall be removed and disposed of off state property. The Contractor shall visit site to obtain accurate measurements.

Contractor should have BC or BC-A, CE, CMC or CMC-A classification. The CMC and CE classifications can be subs to the BC-A or full BC licensees with those classifications to perform work.

This project must start on March 17th and be completed by May 23rd, 2024.

**Scope: EXTERIOR**

- A. The Contractor shall remove existing shingles and shall repair any damaged or deteriorated roof decking with same type decking. Contractor shall install new brown drip edge around perimeter of each cabin.
- B. The Contractor shall install new synthetic felt and shall install ice and water shield around perimeter of roof as well as valleys and ridge line.
- C. The Contractor shall construct a cricket on the chimney on cabin 10 and shall install step flashing as needed.
- D. The Contractor shall identify the cabins where the vent pipes are broken below the decking and shall install new vent pipes using PVC pipe and use rubber adapters as needed. Contractor shall install new pipe boots.
- E. The Contractor shall install GAF Timberline HDZ lifetime warranty shingles; color shall be Bark wood. Shingles shall be installed with 1 1/4 roofing tacks.
- F. The Contractor shall remove all existing guttering, siding, trim and fascia, and prep buildings for new materials to be installed.

G. The Contractor shall install two new exterior door units with threshold and brickmold on each cabin. Doors are 36-inches wide and 84-inches tall and have 5 ¼-inch jambs, single bore, no deadbolts. Park staff shall choose door style which will be a special-order item. Doors shall be fiberglass foam filled, energy efficient, wood grain, and stainable. Contractor shall stain with color chosen by park staff. Contractor shall install Best Lock, lever style, brushed nickel in color and shall order doors with brushed nickel hinges to match.

H. All exterior of cabins shall have new house wrap and LP cedar texture smart siding 38 series with no grooves board and batton panel 3/8-inch x 4-ft x 8-feet. The Contractor shall install LP Strand 190 series cedar texture trim 2 1/2-inch batton strips to be installed at 12-inches on center. Corners and gable trim shall be 1-inch x 4-inch LP Strand 540 series cedar texture trim boards. Galvanized #6 nails shall be used to fasten siding, galvanized #8 nails shall be used to fasten all trim boards. Contractor shall remove all brickmold around windows and doors and replace with 1-inch x 4-inch LP Strand 540 series cedar texture trim boards and shall install flashing as needed before installing new siding.

I. All facias will be 1-inch x 8-inch 540 series cedar texture smart siding trim boards, all voids in between rafters shall be filled with same material. Overhang fly rafters shall be capped with same material.

J. All gable ends shall have LP cedar texture smart siding 8-inch lap siding to match existing. Access doors for attic must be of same materials and shall remain functional.

K. The Contractor shall caulk as needed using only Dap Dynaflex 230 caulking and shall paint using two coats of Sherwin Williams lifetime warranty paint. Siding shall be painted TURKISH COFFEE color and all trim shall be painted TOUCH OF SAND color.

L. The Contractor shall install 6-inch half round continuous gutters with gutter leaf guards and round downspouts. The color of gutters shall be MUSKET BROWN or ROYAL BROWN with park staff choosing between the two colors.

M. Handrails shall be constructed to match existing down the steps of cabins 6, 8, and 9. Handrails for cabins 7 and 10 shall be constructed to code using galvanized metal and shall go from new 6-inch x 6-inch pressure treated porch posts all the way around outside of picnic table pad.

N. The contractor shall install splash blocks at all down spouts except for cabin 8 front downspouts shall have 4-inch drain lines buried 12-inches deep to daylight within 2-feet of the road. (The sewer line is running along the road.) Contractor shall use caution when installing gutter drains. Ground shall be leveled to below siding on cabin 10.

#### **Scope: INTERIOR**

A. The Contractor shall install one extra 110 volt plug in every bedroom in each of the five cabins.

B. The Contractor shall remove light fixture in the ceiling of the bathroom in cabins 6, 7, 8 and 10, and shall install Broan model # A110+L light fan combo or equal and vent to outside air.

C. The Contractor shall remove single switch box and install a 2-gang box and have one switch for Broan model # A110L vent fan light combo or equal, and for the new Halo-6-inch shower light, or equal (all on same switch), and one switch for vanity lights in cabins 6, 7, 8 and 10.

D. The Contractor shall remove existing 36-inch fiberglass shower stall and shall install new tile; shower wall and shower ceiling tile shall be DELLA TORRE Riverdale Sand 12-inch x 24-inch or equal, and shower floor and accent tile shall be DELLA TORRE Riverdale Sand or equal, and trim tile 3-inch x 12-inch bullnose DELLA TORRE Riverdale Sand or equal, with epoxy grout. The contractor shall install new floor drain assembly with proper fall in shower floor to drain properly. Contractor shall install Halo 6 - inch or equal shower light. Contractor shall install new brushed nickel Delta lever handle faucet and shower head assembly in cabins 6, 7, 8, and 10.

E. The Contractor shall install new light fixtures in each cabin as follows.

a. Cabin 6 shall have three flush mount three bulb Rubbed Bronze light fixtures, Millennium lighting model# 4905-RBZ or equal; two vanity Rubbed Bronze two bulb light fixtures, Project Source Wynfield model# 42011 or equal.

b. Cabin 7 shall have seven flush mount three bulb Rubbed Bronze light fixtures, Millennium lighting model# 4905-RBZ or equal; two vanity Rubbed Bronze two bulb light fixture, Project source Wynfield model# 42011 or equal.

c. Cabin 8 shall have five flush mount three bulb Rubbed Bronze light fixtures, Millennium lighting model# 4905-RBZ or equal; one flush mount two bulb Rubbed Bronze light fixture, Project source model# 41940 or equal; one vanity two bulb Rubbed Bronze light fixture, Project source Wynfield model # 42011 or equal.

d. Cabin 9 shall have seven flush mount three bulb Rubbed Bronze light fixtures, Millennium lighting model #4905-RBZ or equal.

e. Cabin 10 shall have five flush mount three bulb Rubbed Bronze light fixtures, Millennium lighting model # 4905-RBZ or equal; one flush mount two bulb Rubbed Bronze light fixture, Project source model# 41940 or equal; and one vanity two bulb light fixture, Project source Wynfield model# 42011 or equal.

**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.

This project must start on March 17th and be completed by May 23rd, 2024.

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: Gary Greenwood, 865-806-8300, [gary.greenwood@tn.gov](mailto:gary.greenwood@tn.gov)