

David Crockett Restaurant Exterior and Interior Upgrades

David Crockett State Park
23 Crockett Park Road
Lawrenceburg Tennessee 38464

This request for bids is for a contract to furnish and install all material, equipment, supplies and labor necessary to remove vinyl siding from the exterior of the building and replace with Hardie board and baton. This project shall also include renovations to the downstairs meeting room.

General Conditions

- 1) On-Site work shall be performed between contract award and May 1, 2024, unless an exception is granted by the Facilities Management Regional Manager.
- 2) All work shall comply with state-approved versions of the IBC, NEC, NFG 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 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 BCB (sm) with BC- 2 and a BC- 3 license endorsement to bid on this project.

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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

Remove vinyl siding from the exterior of the building and replace with Hardie board and baton. This project shall also include demo of the main entry and rebuild and lap siding in the downstairs dining room.

Demolition

1. The contractor shall demo all vinyl on the exterior of the building including soffit and fascia.
2. The contractor shall demo the entry gazebo and cover at the front doors.
3. The contractor shall demo wall covering downstairs dining room on 2 walls.

Siding

Siding Installation

- A. Installation:
 - B. 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 where needed. If underlayment is satisfactory only replace decayed.
 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.

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4. The contractor shall be responsible for installing new fiber cement trim around all doors, windows, heating ducts, inside and outside corners meeting all specifications listed.
5. The contractor shall be responsible for replacing soffit and fascia. Fascia shall be replaced with Hardie board. Soffit shall be replaced with pre-vented Hardie panels. Where roof provides window overhang the contractor shall use vinyl bead board.
6. The contractor shall be responsible for installing new fiber cement board and batten siding on all exterior walls except brick areas, any area covered with vinyl shall be replaced with Hardie. 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.
7. 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)
8. The contractor shall be responsible for supplying all fiber cement materials installed.
9. The contractor shall be responsible for two coats of paint where necessary on the entire building post construction except brick areas.

Entrance

1. The contractor shall demo the post and beam gazebo at the front entrance.
2. The contractor shall assess the support beams post to ensure structural integrity. These beams shall be covered in eastern red cedar.
3. The contractor shall install new lateral beams from brick piers to support post. These lateral beams shall be 10-inch by 10-inch and can be treated but shall be covered local red cedar. All local red cedar cover for treated shall be minimum 1 inch thick.

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4. The contractor shall set 2 inch by 6-inch rafters on 24-inch centers and provide 7/8 decking plywood. The contractor shall provide ice and water shield and a standing seam metal roof. Rafters shall follow the contour of the building roofline.
5. The contractor shall the contractor shall frame the square at the top of the laterals leaving the laterals covered in red cedar exposed and provide a vinyl bead board ceiling.
6. The contractor shall enclose rafter ends with roof decking boards, wrap in 19-gauge trim coil.
7. The contractor shall install 6-inch gutters and 4-inch downspouts including gutter guards.
8. Any exposed wood on the project shall be red cedar or red cedar wrapped.

Downstairs Dining Room

1. The contractor shall demo the wall board on the 2 walls marked for demo. These walls have base paneling and sheet rock above only the base shall be demoed.
2. The contractor shall install furrowing strips of 1 inch by 4 inch in size vertically to install lap siding to match the existing walls.
3. The contractor shall stain and seal all walls so they will closely match.
4. The contractor shall make repairs to the ceiling (any place damaged) and paint with 2 coats of ceiling paint.
5. The contractor shall replace the T-8 lighting fixtures with LED lighting flat panels of the same size.
6. The contractor shall replace the wall sconce lighting with a style management shall pick. Total of 6 lights.
7. The contractor shall install stone on the sides of the fireplace that's painted green.

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8. The contractor shall install gas fireplace logs to operate on propane. This shall include gas piping from the propane tank to the fireplace including shut off valves and any mechanisms needed to make them safe.
9. The contractor shall provide and install column wraps over the supports in the downstairs dining room.
10. The contractor shall remove the 2 24-inch exit doors and frame and cover openings.
11. The contractor shall install all framing and decorative French style storefront doors in the center of the dining room. This shall be a new door installation and this work shall be done as part of the siding.
12. The contractor shall pour a new patio outside the storefront doors. This patio shall be centered at door opening 8 foot wide and 20 foot long. It shall be poured of 3000 PSI concrete at 28-day cure weld wire reinforced. This patio shall be concrete gray in color and stamped lightly in a stone pattern.
13. The contractor shall provide and install an aluminum wrought iron look decorative fence including a 48-inch latching gate to define patio from drive.

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Moisture Barrier behind butt joints	Amerimax, Union Corrugating	Aluminum flashing

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House Wrap	Dupont, Kingspan	Non-Woven with 10-year warranty
Doors	Storefront	Custom glass
Interior siding	Strong side, Buffalo lumber	Eastern white cedar
Siding and trim	James Hardie	Fiber Cement with 30-year warranty
Eaves, fascia, soffits	James Hardie	Fiber Cement with 30-year warranty
Roofing		26-gauge standing seam metal roofing with 30-year warranty
Caulking	Dap, Titebond	Elastomeric Joint Sealant complying with ASTM C920 Grade NS, class 25 or higher Or Latex Joint Sealant complying with ASTM C834
Exterior Cedar	Local milled	1 inch thick
Bead board	Truss core	Vinyl
Plywood	Midwest, BCX	5/8 and 7/8 decking
Stains	Sherwin Williams	latex
Stone	Oakmont	
LED Lights	Commercial Electric, Lithonia	Ultra slim 2 foot by 4-foot panels
LED wall sconce	GE, Lithonia, Commercial electric	Manager picks style
Fence	Freedom	New haven, or providence style
Gas logs	Duluth Forge, Hargrove	Propane

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Finish	Sherwin Williams, PPG	Super Paint Exterior Acrylic Latex with Lifetime Limited Warranty
Pole wrap	Architectural depo, Fypon, Millwork	PVC, Ever cedar faux

Siding Installation

C. Installation:

- D. 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 where needed. If underlayment is satisfactory only replace decayed.
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 outside corners meeting all specifications listed.
5. The contractor shall be responsible for replacing any decayed and damaged fascia prime and paint both sides. Wrap all fascia with 19-gauge trim coil color to match paint. They shall also supply and install replacement attic vents of equal size and color.
6. 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

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responsible for staying within the spacing requirements of the manufacture's recommendations.

7. 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)

8. The contractor shall be responsible for supplying all fiber cement (color chosen by park management) materials installed and.

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

10. The contractor shall prime and paint these areas 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.

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- 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.

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b) Wood filler, caulk and/or putty technical data sheet

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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.**
- 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.

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- 7) Workmanship is to be warranted for not less than one year from date of final inspection. Materials shall be warranted 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 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).
- 14) Authorized Contacts: Roger Blankenship 731-307-9715 or roger.blankenship@tn.gov or Steve O'Dell, Office 731-968-6608, Cell 731-307-9716, steve.odell@tn.gov

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