

Exterior Renovation of 8 Cabins

**Henry Horton State Park
4209 Nashville Highway
Chapel Hill, TN 37034-2127**

This request for bids is for a contract to furnish all material, equipment, supplies and labor necessary to renovate the exterior on eight cabins at the park.

General Conditions

- 1) On-Site work shall be performed between December 1, 2023 and April 30, 2024, unless an exception is granted by the Facilities Management Regional Manager. Cabin work shall be scheduled to reduce individual cabin downtime.
- 2) Contractor shall possess a minimum of BC-B (sm) license or higher to submit bid.
- 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 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

Eight (8) cabins – Each is 35-foot by 31-foot except Cabin 8 with carport and shed.

Cabins 1, 2, 3, 6, and 7 – 13 windows and 2 exterior doors

Cabins 4 and 5 – ADA accessible – 9 windows, 1 exterior single door, 1 exterior double door

Cabin 8 – 12 windows, 2 exterior single doors, and exterior double door on carport shed
(Note, one exterior door and window shall remove, fill the framing, and siding installed.)

Description of Demolition or Associated Work

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

- 1) The contractor shall remove all existing sheathing, insulation, siding, windows, exterior doors, fascia, and soffit.
- 2) The contractor shall remove 40 large pine trees and grind stumps. Limbs up to 12-inches shall be chipped and used on the park. Logs 12-inches or bigger shall be cut into 10-foot sections and stockpiled on the park's designated area. Contractor shall backfill holes with topsoil.

New Work

- 1) The contractor shall provide and install closed cell spray foam insulation to R-13 in exterior walls and R-38 in attic.
- 2) The contractor shall provide and install new 36-inch exterior doors with 6-inch flashing to replace all existing exterior single doors and one exterior double door on carport shed on Cabin 8. Replace interior door trim to match. The contractor shall expand one 32-inch door to accommodate 36-inch door on Cabin 8.
- 3) The contractor shall provide and install new zip-system sheathing system, Hardie woodgrain board and batten siding, and matching Hardie trim on all sides of cabins.
- 4) The contractor shall provide and install new operable exterior double-hung, triple-pane, insulated, argon-filled, Low-E, new construction vinyl windows with removable screens and 6-inch flashing to replace all existing windows. Replace interior window trim to match.
- 5) The contractor shall provide and install new Hardie pre-vented soffit, metal-wrapped fascia, and 6-inch aluminum gutters with gutter guards with 5-inch downspouts.
- 6) The contractor shall provide and install Hardie panel on underside of all portico extensions and Cabin 8 carport ceiling.
- 7) The contractor shall wrap porch columns in Hardie woodgrain plank with crown and

base molding.

- 8) The contractor shall prep, caulk, and paint all siding, soffits, doors, and trim with two coats.
- 9) The contractor shall provide and install one powered attic gable vent on each cabin and connect to power.

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Sheathing	Huber Engineered Wood	Zip System 1-inch thick
Door	JELD-WEN	6-Lite Craftsman Steel insulated, 36-inch width
Siding and trim	James Hardie	Fiber Cement with 30-year warranty
Eaves, fascia, soffits	James Hardie	Fiber Cement 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
Finish	Sherwin Williams, PPG	Superpaint Gloss Exterior Acrylic Latex with Lifetime Limited Warranty

Specific Instructions

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-inch 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 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 responsible for staying within the spacing requirements of the manufacturer's recommendations.
7. The contractor shall be responsible for supplying and installing new construction windows throughout the cabins. This shall include trim caulking replacement of any decayed material adjacent to or in contact with the window. These windows shall be low E with foam insulated frame and of premium vinyl construction with fusion welded sashes. All welded construction and full-length lift rail. Deluxe cam locks, dual fin weather stripping, night ventilation latches and a rubber sash seal.
8. The contractor shall supply and install new painted steel insulated pre- hung entry doors with a six light style grid style window. The window shall be exterior double pane low E energy star rated.
9. The contractor shall caulk all butt joints, battens, 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)
10. The contractor shall be responsible for supplying all fiber cement (color chosen by park management) materials installed.
11. The contractor shall be responsible for two coats of paint where necessary on the entire building post construction.
12. The contractor shall pressure wash prime the carport ceiling and porch ceiling and inspect for damage or decay. Any items found to be in disrepair shall be repaired.
13. 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.
- 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) 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.****
- 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 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:

Teresa Bell, Middle Tennessee Regional Office, 2000 Jackson Hill Road, Burns, TN 37029 or Teresa.bell@tn.gov .
- 14) Facilities Management Regional Contact for this project is:

Regional Manager: Don Myatt, 615-797-9701, don.myatt@tn.gov.

Project Manager: Tim Stewart, 615-517-0598, tim.stewart@tn.gov

Nothing Follows