

# **Exterior Renovation of Golf Proshop and Support Buildings**

## **With Addendum**

**Fall Creek Falls State Park  
2009 Village Camp Road  
Spencer, TN 38585**

This request for bids is for a contract to furnish all material, equipment, supplies and labor necessary to renovate the exterior of golf proshop.

## **General Conditions**

- 1) On-Site work shall be performed between contract award and April 1, 2024, unless an exception is granted by the Facilities Management Regional Manager.
- 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 Golf Course 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

### 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.

### New Work

- 1) The contractor shall frame-in lower portions of large windows, lower portion of office window and all windows on bathroom end of the building. Finish walls inside with moisture -resistant drywall and paint to match.
- 2) The contractor shall provide and install closed cell spray foam insulation to R-13 in exterior walls.
- 3) The contractor shall provide and install new exterior storefront doors to replace all existing exterior doors. **One non-glass door to be removed and opening framed over with drywall on inside.**
- 4) 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 proshop. Install per manufacturer's recommendations.
- 5) **REMOVED FROM PROJECT** The contractor shall provide and install Hardie Siding to wrap porch columns including base and caps.
- 6) The contractor shall provide and install new non-operable tinted exterior storefront style, insulated, argon-filled, Low-E windows with 6-inch flashing to replace all existing windows. Replace interior window trim to match. The contractor shall install new supports on snack bar corners to allow for easier window installation.
- 7) **REMOVED FROM PROJECT** 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.
- 8) **ADDED** - The contractor shall remove existing siding on the cart barn sides and replace with ZIP-System board with Hardie Board and Batten siding.
- 9) The contractor shall prep, caulk, and paint all siding, soffits, and doors on cart shed and maintenance building with two coats.
- 10) The contractor shall prep, caulk, and paint all proshop siding, porch ceilings, posts, and trim with two coats.

11)

### 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   |
| 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. 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 warrantied for not less than one year from date of final inspection. Materials shall be warrantied 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](mailto:Teresa.bell@tn.gov) .
- 14) Facilities Management Regional Contact for this project is:  
  
Regional Manager: Don Myatt, 615-797-9701, [don.myatt@tn.gov](mailto:don.myatt@tn.gov).  
  
Project Manager: Tim Stewart, 615-517-0598, [tim.stewart@tn.gov](mailto:tim.stewart@tn.gov)

Nothing Follows