

Group Camp Renovations

Addendum

Big Ridge State Park

1015 Big Ridge Park Road

Maynardville, TN 37807

This request for bids is for a contract to furnish all material, equipment, supplies and labor necessary to replace siding, windows, screen doors, window screens, repair porches, seal wood and paint. The contractor should have a full BC or a BC-B classification.

General Conditions

- 1) On-Site work shall be performed between November 1, 2023, and April 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, 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 shall be determined by the Park or Hospitality Manager and approved by the Facilities Management Office.
- 6) All material substitutions must be pre-approved by the Facilities Management Office.
- 7) All materials shall be installed per manufacturer's recommendation and best practice.
- 8) 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.

General Specifications

- 1) Dining Hall, the contractor shall:
 - a) Replace all fascia boards with LP Smartside Engineered Composite boards.
 - b) Remove old gutters and replace with new 6-inch K-style gutter with gutter guards, downspouts, and splash blocks.
 - c) Replace posts on front and rear corners near CXT restroom to match existing.
 - d) Replace windows on dining hall to match existing, installing flashing above all windows.
 - e) Remove batten from all board and batten siding.
 - f) Without removing existing siding, wrap structure with new non-woven house wrap.
 - g) Install new LP Smartside Engineered Composite Lap siding and trim around all windows, doors, and inside/outside corners.
 - h) Replace screen doors on dining and kitchen areas with aluminum ½ panel storm doors, sized to match existing.
 - i) Caulk and prime all exterior siding, trim, and windows as necessary before painting the structure with two coats of colors chosen by Park Manager.
- 2) Bathhouses, the contractor shall:
 - a) Replace screen doors with aluminum ½ panel storm doors.
 - b) Remove any soil that is touching siding or baseboards.
 - c) Replace all soffit and fascia with new LP Smartside Engineered Composite boards.
 - d) Install a 6-inch K-style gutter, gutter guard, downspout, and splash blocks above all entry doors.
 - e) Replace all damaged T1-11 siding with new LP Smartside Engineered Composite siding and repair framing as needed.
 - f) Replace electrical panels in water heater closet in both Bath House 2 and 3 to match existing. There is one panel per Bath House.
 - g) Install a pressure treated 2x8 horizontally at the bottom of the wall to protect the siding from weed-eater damage. The top of the board should be cut at 45 degrees for water run-off.
 - h) Remove all roofing materials on Bathhouse #3. Replace any deteriorated decking with like materials, install new underlayment with ice and water shield on lower 3-feet of roof edge, new drip edge, new plumbing boots, new valleys and lay new architectural shingles leaving no valley to be seen.
 - i) Caulk and prime new boards as needed and paint 2 coats on structures with colors chosen by Park Manager.
- 3) Bunk Houses 1-19, contractor shall:
 - a) Replace all screen doors with aluminum ½ panel storm doors.
 - b) Replace any deteriorated or missing siding and trim to match existing.
 - c) Stabilize cabins as necessary. Make sure that piers are intact and sturdy.

- d) Repair steps, porches, handrails, and apply water seal.
- e) Replace any damaged or deteriorated floor boards.
- f) Perform dirt work to remove excess soil from near cabins where siding touches ground.
- g) Build new frames and replace all screens and hardware cloth.
- h) Pressure wash all cabin exteriors, allowing at least 48 hours before staining.
- i) Replace any missing electrical box covers, for guest safety.
- j) Install new handrails as needed on stairs down to cabins 2-6 and apply water seal. Check for deteriorated steps and replace as needed with like materials.
- k) Replace all bee damaged boards with like materials.
- l) Replace roof, decking and underlayment with ice and water shield on lower 3-feet of roof edge, drip edge, and new architectural shingles on cabins #18 and #19.
- m) Paint all cabins with two coats of solid stain, inside and out with colors to be chosen by Park Manager.

Approved Brands and Specifics (or Pre-Approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Soffit, fascia, trim	LP Smartside	Engineered Treated Composite with 50-Year Warranty
Lap Siding	LP Smartside	Engineered Treated Composite with 50-Year Warranty
Gutters		6-inch K-Style with Guards
House Wrap	Dupont, Kingspan	Non-woven with 10-Year Warranty
Storm Doors	Emco, Anderson	Bronze Universal Series Triple Track Aluminum Storm Door
Caulk	Dap, Titebond	Elastomeric Joint Sealant complying with ASTM C920 Grade NS, Class 25 or higher or Latex Joint Sealant complying with ASTM C834
Exterior Finish	Sherwin Williams, PPG	Exterior Acrylic Latex with Lifetime Limited Warranty

Water Sealant	Sherwin Williams, PPG	Superdeck Exterior Water-based Sealant
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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.

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.

For scheduling contact:

Facilities Manager: Chad Young, 865-606-1551, chad.young@tn.gov

Facilities Surveyor: Chris Mayeaux, 865-340-3287, chris.mayeaux@tn.gov