

Booker T. Washington State Park
Group Camp Renovations and Group Lodge Shelter

5801 Champion Road
Chattanooga, TN 37416

This request for bids is for a contract to furnish all material, equipment, supplies and labor necessary to perform roof replacements, gutters, siding, hood repair (non-powered), windows, and painting. This project requires a full BC or a BC-B contractor, or a contractor with the following subcategories; BC-6, BC-11, BC-12, BC-14, and a BC-21.

General Conditions

- 1) On-Site work shall be performed between contract award and June 15, 2024, unless an exception is granted by the Facilities Management Regional Manager. Work in this area must be coordinated with Park Staff to work with the Rental Schedule.
- 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 to be determined by the Park or 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) 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) Group Camp Assembly Hall - The contractor shall:
 - a. Remove all existing roofing materials and repair any deteriorated decking with like materials.
 - b. Install new underlayment with ice and water shield on lower 3-foot of roof edge, drip edge, valleys, plumbing boots and lay new architectural shingles with no valleys to be seen.
 - c. Replace damaged porch ceiling with like materials.
 - d. Replace all soffit, fascia with new Cedar Texture Engineered Treated wood boards. All cuts shall be primed and painted with High Quality 100% Acrylic paint before installing. A minimum 3/16-inches should be left between joints.
 - e. Replace damaged downspout with like materials.
 - f. Install new hinges and door closers on all exterior doors to match existing.
 - g. Repair damaged siding on front of building with like materials.
 - h. Pressure wash structure and allow at least 48 hours to dry before caulking or painting.
 - i. Caulk as required, prime and paint all siding and trim with two coats of paint with colors to be chosen by Park Staff.
- 2) Group Camp Cabins 1-6 - The contractor shall:
 - a. Remove all existing roofing materials and repair any deteriorated decking with like materials.
 - b. Install new underlayment with ice and water shield on lower 3-foot of roof edge, drip edge, and lay new architectural shingles.
 - c. Replace all windows with Low E, Energy Star rated vinyl windows to match existing.
 - d. Install new hinges and door closers on all doors to match existing.
 - e. Repair any damaged siding and trim with like materials.
 - f. Pressure wash structures and allow at least 48 hours to dry before caulking or painting.
 - g. Replace all soffit, fascia with new Cedar Texture Engineered Treated wood boards. All cuts to be primed and painted with High Quality 100% Acrylic paint before installing.
 - h. Caulk as required, prime and paint all trim and siding with two coats of paint with colors to be chosen by Park Staff.
- 3) Group Camp Shelter - The contractor shall:
 - a. Remove all existing roofing materials and repair any deteriorated decking with like materials.
 - b. Install new underlayment with ice and water shield on lower 3-foot of roof edge, drip edge, Electrical Mast Roof Flashing, and lay new architectural shingles.

- c. Replace all fascia with new Cedar Texture Engineered Treated wood boards. All cuts shall be primed and painted with High Quality 100% Acrylic paint before installing.
 - d. Install new gutters, gutter guards, downspouts, and splashguards to match existing.
 - e. Paint all posts, fascia, and decking with two coats of paint to be chosen by Park Staff.
- 4) Group Camp Bath House - The contractor shall:
- a. Remove all existing roofing materials and repair any deteriorated decking with like materials.
 - b. Install new underlayment with ice and water shield on lower 3-feet of roof edge, drip edge, plumbing boots and lay new architectural shingles.
 - c. Replace all soffit, fascia and trim with new Cedar Texture Engineered Treated wood boards. All cuts shall be primed and painted with High Quality 100% Acrylic paint before installing. A minimum 3/16-inches should be left between joints.
 - d. Remove all siding, repair any sheathing to create a suitable surface to install new non-woven house wrap.
 - e. Install new Cedar Texture Engineered Treated wood board and batten siding and new 'M' and 'W' lettering. All cuts to be primed and painted with High Quality 100% Acrylic paint before installing. A minimum 3/16-inches should be left between joints.
 - f. Install new treated 45-degree beveled 2x12-inch board at bottom of siding to protect the siding from weed-eater damage.
 - g. Caulk as required, prime and paint with two coats of paint with colors to be chosen by Park Staff.
- 5) Group Lodge Shelter - The contractor shall:
- a. Remove all existing roofing materials and repair any deteriorated decking with like materials.
 - b. Install new underlayment with ice and water shield on lower 3-feet of roof edge, drip edge, chimney flashing and lay new architectural shingles.
 - c. Replace all fascia with new Cedar Texture Engineered Treated wood boards. All cuts to be primed and painted with High Quality 100% Acrylic paint before installing. A minimum 3/16-inches should be left between joints.
 - d. Install new gutters, gutter guards, downspouts, and splashguards to match existing.
 - e. Re-work hood for proper airflow.
 - f. Paint all posts, fascia, and decking with two coats of paint to be chosen by Park Staff.

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-approved Equal	Specific requirements
House Wrap	Dupont, Kingspan	Non-woven with 10-year warranty
Soffit, fascia, trim, siding	LP Smartside	Engineered Treated Composite with 50-Year Warranty
Gutters		K style with leaf guards
Shingles	GAF, Owens Corning	Laminated Architectural Shingle with Lifetime Limited 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 Finish	Sherwin Williams, PPG	Exterior Acrylic Latex with Lifetime Limited Warranty
Ice and Water Barrier	GCP, GAF	Ice and Water Shield Roll Self-Adhered Roofing Underlayment
Windows	Pella, Anderson	150 Series vinyl double-hung window features a clean design and high-transparency full screen

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