

Sycamore Shoals State Park

1651 West Elk Avenue
Elizabethton, TN 37643

GENERAL:

The contractor shall be responsible for all labor, materials, and equipment necessary to complete the scope of work at Sycamore Shoals State Park. Contractor shall be responsible to take their own measurements, etc., to quote the scope of work. Contractor shall be responsible to remove all debris from construction site off state property to an approved location. Contractor is expected to perform all work with quality workmanship, to manufacturer specifications and to the latest (state and local) codes.

Licensing requirements are a full BC, or BC-A Residential, CE – Electrical, and a CMC or a CMC-A-plumbing and gas piping.

SCOPE: RESIDENCE EXTERIOR AND INTERIOR RENOVATIONS

1. EXTERIOR SIDING AND PAINT (contractor shall):
 - A. Remove all vinyl siding.
 - B. Repair any deteriorated exterior siding or sheeting with same thickness material.
 - C. Apply Tyvek house wrap (or equal) to the existing siding. (Cannot be woven house wrap.)
 - D. Leave existing soffit on overhangs, carport, and porch ceilings. Leave existing metal on gutter boards.
 - E. Apply 5/4 x 4-inch LP SmartSide or equal trim boards on corners, rake trim, exterior door trim and window trim, if necessary, etc. Shall have a 50-year limited lifetime warranty.
 - F. Apply LP brand 5/16-inch X 8-inch lap siding over existing siding. Siding shall have a 50-year limited lifetime warranty to manufacturer specifications. Nail all joints at bottom corners with 16 gauge galvanized trim nails.
 - G. Contractor shall insure that all butt joints and end joints are a maximum of 1/8-inch gap.
 - H. Caulk all joints and apply two coats of exterior paint. If siding, fascia window trim and door trim are not primed it must be primed before applying paint. Caulk: DAP Dynaflex Ultra Advanced Exterior Sealant or equal.
 - I. Exterior siding, window, and door trim color shall be chosen by Park Manager.
 - J. Paint shall dry between coats. If spraying paint, contractor must back roll paint after each coat.
 - K. Pressure wash foundation, caulk all cracks and apply one coat of bonding primer sealer and two coats of exterior paint.
 - L. Primer shall be Sherwin Williams exterior primer-sealer or equal.

M. Paint shall be exterior and interior paint and shall have a limited lifetime warranty. Sherwin-Williams Super Paint or equal. Color shall be chosen by Park Manager.

2. GUTTERING (contractor shall):

- A. Remove all existing gutter and downspouts.
- B. Install new 6-inch aluminum guttering, down spouts, and leaf guards. Color to be determined.

3. KITCHEN (contractor shall):

- A. Remove counter tops from cabinets and snack bar, cabinets, lights, vent fan, and baseboards.
- B. Install new receptacle over range for over the range microwave and replace all kitchen outlets, switches and covers. Color: White. Kitchen outlets must be GFCI protected.
- C. Paint walls and ceilings in kitchen and laundry room. Sand walls before priming, apply one coat of exterior bonding primer and two coats of exterior paint (must let paint dry between coats, and primer and paint shall not be applied by spraying).
- D. Contractor shall furnish and install new microwave. Lowe's item # 439246 or equal. Color shall be chosen by Park Manager.
- E. Install new cabinets to match existing layout, new counter tops on cabinets, sink and faucet, garbage disposal, drain assembly, supply lines and PEX stops.
- F. Remove existing floor covering and underlayment in kitchen and laundry room. Repair any deteriorated sub-floor. Install underlayment to ensure that finish flooring is flush with existing hardwood. Underlayment shall be exterior grade plywood. Install new composite laminate flooring.
- G. Install new baseboards and shoe mold. Caulk top of baseboard and shoe mold, fill nail holes and apply two coats of paint.

4. BATHROOMS (contractor shall):

- A. Remove existing tub, tub surround, vanity, lights, vent fan if not new, commode, sheetrock on walls, and floor tile.
- B. Remove all window and door trim inside bathroom area to be able to remove tile and sheetrock from walls. Contractor shall try to save existing window and door trim.
- C. Remove existing door that separates vanity and tub area in main bathroom. Install a 3-0 cased opening, to match existing trim, where door was removed.
- D. Remove small chase in commode area in main bathroom. This shall be pointed out at pre-bid.
- E. Repair any flooring, floor joist, and studs as necessary.
- F. Install a Kohler Underscore 32 x 60 Lowes- Item #1153926 or equal. Color: white. Tub shall be approved before installation by Facilities Surveyor and Park Manager.

- G. Install new Toe-Tap type tub drain.
 - H. Remove and replace tub faucet.
 - I. Replace sheetrock around tub with backer board for tile and coat backerboard with red guard waterproofing liquid or waterproofing material.
 - J. Tile walls around tub, from tub to ceiling and one tile past tub all the way to the floor, with metal edging from floor to ceiling. Tile grout must have sealer applied. Apply clear caulk bottom of tile around top of tub and front.
 - K. Remove any underlayment necessary on bathroom floor for 1/2-inch HardieBacker board or equal. Finish surface of tile shall be flush with existing hardwood floors. Brace floor joist as needed to prevent floor tile from cracking.
 - L. All cement board shall be coated with red guard waterproofing liquid or waterproofing material.
 - M. Floor tile shall be a nonslip surface. Color and size shall be chosen by Park Manager.
 - N. Repair sheetrock walls as needed and sand walls for new primer and paint.
 - O. Apply exterior bonding primer-sealer to walls and ceilings and lightly sand walls.
 - P. Apply two coats of exterior paint to walls and ceilings. Paint shall be allowed to dry between coats. Ceilings shall be white and wall color shall be chosen by Park Manager.
 - Q. Install new LED vanity lights and vent-light combo, chosen by Park Manager.
 - R. Install new vanities, counter tops with sinks, faucets, ball valves with succussions, supply lines, trap assemblies, new commodes, and mirrors.
 - S. Install new pine streamline stain grade baseboard and pine stain grade shoe mold.
 - T. Install the existing window and door trim if applicable. If new window and door trim is used, then it shall be pine streamline stain grade casing.
 - U. All new casing and baseboard shall be finished to match existing.
5. EXTERIOR DOORS (contractor shall):
- A. Remove existing exterior doors.
 - B. Reframe front door opening to fit a single 3-0 door.
 - C. Install a new kitchen door in existing opening.
 - D. Reframe opening where den door was removed and install 3-new construction windows. The center window shall meet egress codes. (3-0 X 5-2) Frame openings to be able to picture frame windows after installation. Window jambs and casing shall be pine stain grade and finished to match existing trim.
 - E. Repair exterior and interior walls as needed around new door openings and windows. Insulate new door openings as necessary with R-13 insulation, around door frames and windows.
 - F. Install new doorknobs and deadbolts chosen by Park Manager.
 - G. Trim inside of door with 356 finger joint primed wood casing. Caulk around door casing, fill nail holes and apply two coats of interior paint. Paint colors shall be furnished at pre-construction meeting.
 - H. Apply primer and paint to any wall repair around inside of doors.

- I. Apply one coat exterior bonding primer and two coats exterior paint to interior and exterior of new doors. Color to be determined.
6. PLUMBING (contractor shall):
 - A. Remove existing non-PEX water lines and existing non-PVC drain lines.
 - B. Replace with PEX water lines. Blue-cold and red-hot. Contractor shall not use rolled PEX, only 20-foot pre-cut pieces.
 - C. PEX fittings must be brass.
 - D. No SharkBite type fittings, except for transition purposes, where applicable.
 - E. Install, ball type, PEX cut offs on hot and cold-water lines, including water heater.
 - F. All supply lines from cut offs to fixtures shall be braided stainless.
 - G. Water lines shall be installed neatly and secured under floor joist. No excessive bending of waterlines (must use elbows). All waterlines through floors and cabinets must be plumb and straight.
 - H. Install new PVC drain lines where applicable.
 - I. Install new entrance waterline from outside shutoff valve if not PVC or Copper.
 7. REAR DECK (contractor shall):
 - A. Remove existing decking, railing, steps, and joist on rear deck.
 - B. Floor Joist- Reframe rear deck with 2 x 8 pressure treated floor joist and band boards, floor joist shall be 16 on center Floor joist shall run side to side with house so that decking will run outward from house. Band board that floor joist attaches to shall be doubled. Ledger board shall be bolted to house with ledger bolts and flashing installed between house and ledger board. Vinyl flashing shall be approved for pressure treated lumber. All floor joist shall be screwed together with three-inch decking screws and approved joist hangers. Screws only are approved; no nails are to be used.
 - C. Post shall be pressure treated 4 x 4 with vinyl sleeves, caps and bottom trim or aluminum post with vinyl sleeves, caps, and bottom trim. Treated 4 x 4 post shall have an approved metal plate to attach to concrete post footings.
 - D. Post footings shall be no less than 24-inches square and 8-inches thick and poured even with top of existing grade. Concrete shall be 5,000 PSI.
 - E. Decking shall be composite material and shall be solid, no fluting or grooved edges. (Deck brand Modern View or equal). Decking shall be screwed through decking into floor joist with composite decking screws. Decking shall be spaced with a #8-nail. Contractor shall furnish samples of decking and colors. Decking shall be approved by Facilities Surveyor.
 - F. All porch and step railings shall be constructed with vinyl railings containing aluminum inserts and vinyl pickets. Color: white.
 - G. Steps shall be constructed with pressure treated 2 x 12 stringers, minimum of 40-inches wide and shall have 4-stringers. Step treads and toe kicks shall be composite decking.

- H. Porch and steps shall have a composite skirt board installed around on the outside to cover the treated band board and steps. Skirt board shall match decking.
 - I. Contractor shall extend skirt board to the existing soil to seal off perimeter of the deck.
8. EXTERIOR AND INTERIOR LIGHTS (contractor shall):
- A. Remove all exterior lights and replace with new LED lights. Lights shall be chosen by Park Manager.
 - B. Remove all interior lighting and replace with LED lights. Lights shall be chosen by Park Manager.
 - C. Rooms that don't have lights in the center of the rooms shall have lights added to the centers of the rooms.
 - D. Light fixture models shall be furnished at pre-bid.
9. ELECTRICAL (contractor shall):
- A. Remove and replace all existing receptacles, light switches, and covers.
 - B. Contractor shall install GFCI receptacles where needed to meet electrical code.
 - C. Color shall be chosen by Park Manager.
10. ROOF (contractor shall):
- A. Remove existing shingles.
 - B. Replace any broken, deteriorated, or missing sheeting.
 - C. Install synthetic felt.
 - D. Replace all drip edge.
 - E. Install ice and water shield around edges of roof, hips, and vents.
 - F. Install 30-year dimensional shingles (color chosen by Park Manager).
 - G. Remove all old shingles and material to an approved location off park.
 - H. Do a final clean up around residence.
11. INSULATION (contractor shall):
- A. Contractor shall blow fiberglass insulation in attic to bring it up to R-38.

SPECIFICATIONS: RESIDENCE EXTERIOR AND INTERIOR RENOVATIONS

1. TUB SURROUND (contractor shall):
- A. Tile- Standard 4 X 6-inch subway wall tile. Color shall be white or chosen by Park Manager. Must furnish sample for approval, prior to installation.
 - B. Backer board- 1/2 inch thick cement based.
 - C. Tub faucet- Delta- Lowes item # 813458 or equal. Faucet trim colors shall be chosen by Park Manager.
 - D. Caulk- DAP Dynaflex Ultra Advanced Exterior Sealant or equal – clear.

2. PAINT AND PRIMER (contractor shall):
 - A. Primer- Sherwin Williams- interior and exterior primer-sealer or equal.
 - B. Interior paint shall have a limited lifetime warranty with Sherwin-Williams Super Paint or equal. Sheen shall be chosen by Park Manager.
 - C. Exterior paint shall have a limited lifetime warranty with Sherwin-Williams Super Paint or equal. Sheen shall be chosen by Park Manager.
 - D. Caulking shall be DAP Dynaflex Ultra Advanced Exterior Sealant or equal.
 - E. Any new unprimed wood must have primer applied before applying paint.

3. KITCHEN CABINETS (contractor shall):
 - A. Kitchen cabinets and bathroom vanities shall be solid wood fronts and doors (American Hardwood Species) with finished plywood sides, back, bottom, top and shelves. (No particle board or press board). Cabinets shall be approved by Facilities Surveyor prior to installation.
 - B. Style, finish and color shall be chosen by Park Manager.
 - C. Cabinet Installation-cabinets shall be screwed through the back of cabinets into studs (2-1/2- or 3-inch screws) and fronts shall be screwed together through the stiles (2-1/2 screws). All cabinet fronts shall be kept even and no cracks between stiles. Screws shall be counter sunk.
 - D. Wall cabinets shall be 42-inchs tall and shall be installed against ceiling with trim at ceiling.

4. COUNTER TOPS (contractor shall):
 - A. Countertop shall be 1-1/4-inch-thick granite with back splash. Installation shall be done by fabricator. (Samples shall be furnished for Park Manager approval.
 - B. Countertop shall have stainless steel sink installed under countertop by the countertop fabricator. Sink must be a double bowl with a minimum of 8-inch depth.
 - C. Sink faucet- Delta- Lowes item #356708 or equal. Color shall be chosen by Park Manager.
 - D. Sink baskets- Lowes item #198311 or equal.
 - E. Vanity tops shall be the same as kitchen with white under-mount sinks, push button drain assemblies, and single lever Delta faucets. Color shall be chosen by Park Manager.

5. TRIM for kitchen and laundry only (contractor shall):
 - A. Baseboard shall be 5-1/4-inch primed wood finger joint.
 - B. Casing shall be 2-1/4-inch primed wood finger joint.
 - C. Shoe mold shall be 1/2 x 3/4 -inch primed wood finger joint.

6. SIDING (contractor shall):
 - A. Siding shall be LP Smartside brand, wood grain finish and a 50-year limited warranty or equal.

- B. Siding width shall be 8-1/4 inches and a 7-inch exposure.
 - C. Corners, rake, and window trim shall be 5/4 x 4-inch LP Smartside with woodgrain and 50-year warranty or equal.
 - D. Fascia (if necessary) shall be LP Smartside with woodgrain and 50-year warranty.
7. EXTERIOR DOORS (contractor shall):
- A. Doors shall be woodgrain fiberglass exterior, six panel, double bore, pre hung with satin nickel hinges. Same hand as existing doors. Lowes item #-833538, model #-BMTT626364 or equal
 - B. Jambs to be standard with brick mold.
 - C. Doorknobs- Style and Finish shall be chosen by Park Manager.
 - D. Size shall be 3 feet wide and standard height.
8. WINDOWS (contractor shall):
- A. Windows shall be new construction vinyl, double hung, full screens, Lowe-E with argon and no grids.
 - B. Color: white.
9. FLOORING (contractor shall):
- A. Floors shall be Life Proof Laminate from Home Depot or equal. Must be same thickness, warranty and composite with rubber backing (if not Life Proof brand from Home Depot).
 - B. Furnish samples for approval and color and shall be in stock only.

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.

Project shall begin within 15 days of Purchase Order issuance and be complete within 45 days after project has begun, unless other agreement has been approved by Facilities Management, ETRO.

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: Doug Stephens, 865-221-2633, doug.stephens@tn.gov