

Renovation of Park Manager's Residence

**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 Park Manager's Residence.

General Conditions

- 1) On-site work shall be performed between contract award and August 15, 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 International Building Code, 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 it in a neat and tidy manner.
- 6) All color selections to be determined by the Park Manager and approved by the Facilities Management Office.
- 7) All material substitutions must be pre-approved by the Facilities Management Office.
- 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 all debris off State property, unless otherwise noted, and in accordance with all applicable laws and regulations.

- 1) The Contractor shall remove existing ceilings, exterior doors, drywall, wood paneling, electrical, plumbing, HVAC, kitchen cabinets, and flooring.

New Work

- 1) The Contractor shall remove the existing washroom addition, enclose opening in kitchen including one new matching size window, and install Hardie Board woodgrain siding to match.
- 2) The Contractor shall provide and install new 200A electrical panelboard and all new wiring throughout the house to replace existing and bring into code compliance.
- 3) The Contractor shall provide and install new closed cell foam insulation in all exterior walls and attic to an R-15 in walls and R-38 in attic. The interior walls must be insulated with 3.5-inch fire resistant mineral/ stone wool R-15 batt insulation.
- 4) The Contractor shall provide and install new drywall on walls and ceilings and a new attic access door with ladder. In bathrooms and kitchen, the Contractor shall provide and install green board on all walls.
- 5) The Contractor shall provide and install two new 36-inch exterior doors with retractable glass storm doors on the porch existing door. The Contractor shall reframe one existing door to accommodate a 36-inch door and then patch Hardie-board siding as required.
- 6) The Contractor shall provide and install two new precast concrete step units to existing exterior door and new exterior door.
- 7) The Contractor shall provide and install new 18 SEER HVAC package unit and all associated ducts. The Contractor must provide an adequately sized unit and ducts.
- 8) The Contractor shall provide and install all new insulated PEX plumbing throughout the house with easily accessible cutoff valves.
- 9) The Contractor shall provide and install new solid wood kitchen cabinets in a U-configuration. One wall shall be covered by full height 30-inch depth pantry style cabinets. The other two walls shall have undercounter and upper cabinets with solid surface countertops and under cabinet lights.
- 10) The Contractor shall provide and install new dishwasher, ducted under cabinet vent hood, kitchen sink and faucet, and tile backsplash.
- 11) The Contractor shall remove the closet separation wall within the master bedroom

closet and construct new wall in place of closet doors in small bedroom being converted to bathroom.

- 12) The Contractor shall provide and install new tile flooring, tile on walls to 48-inches, 52-inch tub and surround, shower controls, comfort height elongated bowl toilet, 80 CFM external exhaust vent with heating ducted outside, and remove wall heater from existing small bathroom.
- 13) The Contractor shall perform test and balance on new system, once installed, and provide test results of the HVAC system.
- 14) The Contractor shall provide and install new hard-wired fire alarms and carbon monoxide detectors throughout the house as required by code.
- 15) The Contractor shall provide and install new flush mount LED lighting replacing fixtures – six in living room, four in new bathroom, one in existing bathroom, six in kitchen, four in master bedroom, two in hallway, one in each closet, and four in small bedroom. The Contractor shall install three new exterior rated lights under porch and one exterior sconce on the other exterior door. Existing light fixtures must be reused and separately switched.
- 16) The Contractor shall convert the existing small bedroom into a master bathroom. The Contractor shall provide and install new 110 CFM exhaust/heater vent (ducted to outside); new 60-inch by 42-inch tile walk-in shower with glass doors; new washer and dryer hookup with water and vent; new 72-inch free standing double basin hardwood vanity; new comfort height elongated bowl toilet; tile floor and walls, tile shower surround; and new LED lighting fixtures.
- 17) The Contractor shall level floors and install new plank style LVT flooring using Happy Feet or pre-approved equal brand adhesive per manufacturer’s instruction.
- 18) The Contractor shall relocate the interior kitchen door to the bedroom closet for access to the new bathroom.
- 19) The Contractor shall provide and install new water heater.
- 20) The Contractor shall prep, caulk, and paint all with two coats of paint on all walls, ceilings, and siding.
- 21) 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 manufacture’s recommendations.

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements

Storm Door	Anderson	36-inch x 80-inch 10 Series Full view Retractable insect screen Storm Door with Low-E clear glass, traditional hardware
Bathroom vanity	Design Element	Valentino 84-inch double bathroom vanity with vanity top in Gray (SKU P000864904).
Bathroom Faucets	Delta	Model 3597LF-MPU Cassidy widespread faucet with pop-up drain assembly with lifetime warranty in chrome
Exterior Doors	JELD-WEN	6-Lite Craftsman Steel insulated
Kitchen Cabinets		Solid Hickory wood construction
Toilets	Kohler	Highline Arc chair height two-piece 1.3 GPF Single Flush elongated toilet in white with chrome handles
Master Bath Shower Faucet	Delta	Monitor 17 Series Linden Dual Function Pressure Balanced Shower Only with Integrated Volume Control, Shower Head, and Hand shower – T17294-SS-1
Small Bath Shower Faucet	Delta	Linden Monitor 17 series Dual Function Pressure Balanced Tub and Shower with In2ition and Integrated Volume Control in Chrome
Dishwasher	Bosch	Benchmark SHP9PCM5N Dishwasher 24-inch Stainless Steel
Kitchen Sink	VIGO	33-inch Double Basin Stainless Steel Kitchen Sink with basket strainer, cutting board, soap dispenser and basin rack. VGS3320BLSA
Porcelain Tile	Daltile	4-inch by 4-inch
Bathroom Accessory	Franklin Brass	5-Piece Bathroom Accessory Kit including 24-inch towel bar, 18-inc towel bar, towel ring, tissue holder and Robe hook. KIN5PC-PC
Flooring	Aquaguard	7-inch x 7.62mm Water-Resistant Engineered Hardwood

Ceiling Lights	Commercial Electric	6-inch Adjustable CCT Integrated LED Recessed Light Trim with Night Light 670 Lumens Retrofit Kitchen Lighting Dimmable (single or 12-pack)
Bathroom Vanity	Wyndham Collection	Deborah 72-inch Free Standing Double Vanity Set with White Wood Cabinet and White Carrara Marble Vanity Top and polished chrome hardware. Model WCS202072DWHCMUNSMXX
Electrical Panelboard	Square D or GE	200A Panelboard
Attic Access Door	Fakro	66802-FAK LWP Insulated Wood Attic Ladder 25-inch by 47-inch with 300 lbs. load capacity
Small Bathroom Tub	Bootz Industries	Kona 54-inch by 30-inch Soaking Bathtub with right hand drain in white
Small Bathroom Exhaust Fan	Broan-Nutone	PowerHeat 80 cfm 1.5 Sone Ceiling Mounted Heated Exhaust Fan with CCT LED Lighting
Master Bathroom Exhaust Fan	Broan-Nutone	PowerHeat 110 cfm 2 Sone Ceiling Mounted Heated Exhaust Fan with CCT LED Lighting
Kitchen Vent Hood	Janska, Broan-Nutone	36-inch 900 CFM ducted under cabinet range hood with LED lights and permanent filters in stainless steel.
Water Heater	Rheem	Gladiator 50-gallon tall 12 year 550-watt smart electric water heater with leak detection and auto shutoff.
Range Vent Hood	Broan	160-190 CFM 36-inch-wide steel undercabinet range hood with washable filters and axial fan in stainless steel
Solid Surface Countertops	Wilsonart, Caesarstone	Quartz solid surface with rounded edges.
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	Exterior Acrylic Latex with Lifetime Limited Warranty
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Specific Instructions

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 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 and bottom of the wall.
3. The Contractor shall install Hardie Board siding 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 meeting all specifications listed.
5. The Contractor shall be responsible for replacing any decayed and damaged fascia, as well as priming and painting both sides. The Contractor shall wrap all fascia with 19-gauge trim; coil color shall match paint. The Contractor shall also supply and install replacement attic vents of equal size and color.
6. 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 double pane low E energy star rated.
7. The Contractor shall caulk all butt joints, 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.)
8. The Contractor shall be responsible for two coats of paint where necessary on the entire building post construction.

Paint Specifications

- 1) The Contractor shall complete the following for 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) The Contractor shall complete and/or meet the following for coating application:
- a) Coating must 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.

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 shall take care to protect the utilities, including any underground utilities, from any damage caused by the demo/construction. If damage occurs, the Contractor shall repair damage 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) The Contractor shall schedule work to avoid any interference with normal operation of the park as much as possible. During the construction period, the Contractor shall 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) The 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 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 a location off state property in accordance with all applicable laws and regulations.
- 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