

**REELFOOT LAKE STATE PARK
2595 STATE ROUTE 21E
TIPTONVILLE, TN 38079**

Job Specifications:

Location:

Reelfoot Lake State Park

4819 West Highway 21

Hornbeak, TN 38232

Interior/Exterior Repairs Specification for Kirby Pocket Apartment / Fish Cleaning Building

This is a request for bids; Contract to furnish all material, equipment, supplies and labor for the following job specifications.

Any deviations from the scope of work will be executed only after written approval is received. The contractor will be responsible for safety and security of the site during this project. Contractor will use caution tape and barriers where necessary. The contractor will be responsible for notifying park staff at the end of each day before leaving, as to ensure the site is secure. The contractor is responsible for disposal of all waste off state property. **The contractor is to visit site to obtain accurate measurements.**

UTILITIES:

Contractor will 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 will include any underground utilities around the job site area. If damage occurs, it must be repaired within a 24-hour period from the time damage occurs.

Note: Termite and water damage has been found on the building. Contractor shall make allowances for these repairs.

Description of Work: Inside Demo Repairs

1.A Bathroom Area: Demo Repair Specs.

- A. Demo and Remove interior "L" shape wall going from the kitchen to the bathroom.
- B. Remove bathroom sink and 2x4 wall vanity base.
- C. Demo and remove, approx. 6' from the floor, on all 4 walls in the bathroom. Remove wall tile, drywall. Remove all rotten, water damage, insect damage studs and replace with new Pressure Treated 2x lumber
- D. Remove all unused copper water lines.
- E. Replace existing wall water lines with new CPVC/PVC water lines.

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- F. Remove electric heater on the south wall in the bathroom. Install waterproof wall junction box with cover flush with the new finished wall.

1.B Kitchen Area, Living Room Area and Bedroom Area: Demo Repair Specs.

- G. Remove overhead computer hardware and supports at the entrance to the restroom.
- H. Remove existing exhibits and store at the park office. (RLSP will retain ownership of the existing exhibits).
- I. Remove red formica countertop and prep for new formica countertop in the kitchen.
- J. Remove existing electric conduit and double gang box in the bedroom floor. Create hole in the concrete to receive a new floor junction box with cover.
- K. Remove / Demo exterior store front windows and entrance door area going from the outside into the apartment.
- L. Remove existing floor glue and prep for concrete stain in the kitchen, living room, bedroom, and walkway to bathroom, per manufactures specification.
- M. Prep concrete floor with an acid etching chemical for proper stain adhesion.

1.C Fish Cleaning Area: Demo and Installation Repairs:

- A. Pressure wash interior area of the fish cleaning room and prep wall for the installation of new RFP Board.
 - B. Remove baseboards in the fish cleaning area.
 - C. Install Fiberglass Reinforced Panel (FRP) Sequentia Embossed Wall Panel directly to the existing T1-11 with construction adhesive, Nylon Rivets, and Vinyl Wall Panel Molding, per manufactures specification. (Color will be determined by park management).
 - D. Install new Vinyl Floor Base around the perimeter of the fish cleaning room.
 - E. Paint interior existing T1-11 above the FRP with one coat of an Exterior Grade Latex Semi-Gloss Paint.
 - F. Fish Cleaning Area Windows:
 - a. Install; 2 Lite Slider (XO) as required by existing opening. Window shall be Energy Star Windows, Vinyl Extrusion, exact size, interior color to match interior wall FRP, exterior color to match exterior siding. Double- Pane, Fiberglass Screen, Dual Glaze, Light Tint, Low-E, Tempered, Argon Gas-Filled, Intercept Spacer System, Head Expander, Double Locks, Sill Angle, Jamb Adjuster, with Intercept U-Channel design.
- Acceptable Manufacturers:
- U.S. Aluminum Company

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- Kawneer Company, Inc.
- Vista-Wall Company

2.A Kitchen Area: Installation and Repair Specs.

- A. Install electrical conduit on the existing electric wire supplying the water heater in the kitchen on the north wall.
- B. Replace water heater with new water heater. Replace with same voltage, tank size and attached pressure tank.
- C. Install new water heater drip pan.
- D. Reline all plumbing Sch. 40 CPVC/PVC water lines on the kitchen north wall and place in a raceway. Water line raceway shall be accessible for any repairs needed on the water lines.
- E. Install raceway for water lines along the bottom third of the north and west walls for newly installed sink.
- F. Install Sch. 40 CPVC ½" hot and cold-water lines along the bottom third of the north and west wall to the proposed kitchen sink.
- G. Install water cut off at each cold and hot water supply going to the kitchen sink.
- H. Install kitchen Sink Base.
- I. Install Straight Laminate Kitchen Countertop on the Sink Base.
- J. Install kitchen sink faucet with supply lines and cut off valves.
- K. Install kitchen sink drain basket and under counter p-trap drain lines.
- L. Install kitchen sink and all plumbing supply lines and drain lines, per TN state plumbing codes.
- M. Install new electric wiring from the existing control panel in the fish cleaning area to the proposed site for cook stove, per TN state electric codes. Install wire/conduit along the lower third portion of the wall in the kitchen.
- N. Install new 4 prong outlet for the cook stove, per TN state electric codes.
- O. Install new electric wiring from the existing electric control panel in the fish cleaning area to the proposed site for the microwave vent hood, per TN state electric codes.
- P. Install new 20amp/120v outlet for newly installed microwave vent hood.
- Q. Install new electric cook stove with new 4 prong cord. (Park will supply the cook stove).
- R. Install new microwave with ventless hood over the cook stove. (Park will supply microwave and ventless hood).
- S. Install new formica countertop with new plywood base to the existing countertop.

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- a. Note: If red formica can be removed without any problem, then the new formica can be placed over the existing plywood base, if the old formica cannot be removed properly, then a new plywood base will need to be constructed.
- T. Paint walls in the bathroom, kitchen area, living area, bedroom area, closet area with 2 coats of an exterior grade latex paint. (Newly installed drywall will require one 1 coat of a latex primer followed by 2 coats of a semi-gloss exterior grade latex paint).
- U. Apply concrete floor stain on the kitchen area, living room area, bedroom area, and walkway to bathroom, per manufactures specification.
- V. Seal concrete floor over entire newly installed concrete floor stain, as directed by manufacture's recommendations.

2.B Bathroom Area: Installation and Repair Specs.

- A. Install new pressure treated 2x4 studs as needed.
- B. Install Hardie Backer Board over all 4 walls, approx. 6' from the floor.
- C. Install man-made Marble panels over the Hardie Backer.
- D. Install 12" non-slip floor tile with base molding and toe kick over the existing bathroom flooring.
- E. Apply waterproof grout to the tile.
- F. Apply 2 coats of a waterproof grout sealant to the floor.
- G. Install wall hanging 2x4 vanity base on the north wall. (Pressure Treated Construction)
- H. Cover 2x4 vanity base skirt with man-made marble.
- I. Install new man-made marble vanity sink.
- J. Install new sink drain strainer and drain lines.
- K. Install new supply lines and supply cut-offs valves for hot and cold water.
- L. Install new Delta single handle faucet.
- M. Repair bathroom door correct for proper operation.

2.C L Shape Wall Construction Bathroom/Fish Cleaning Area:

- a. Install Water Stop on the floor adjacent to the L-Shape wall to stop water from entering the apartment side.
- b. Install 2x4 ceiling enclosure on the "L" wall.
- c. Install 2x4 pressure treated studs for the "L" shape wall.
- d. Install Faced Polystyrene Garage Door Foam Board Insulation with Sound Barrier in the 2x4 studs and follow up with R-11 fiberglass insulation.
- e. Install new pre-finished fiber cement panels with woodgrain on apartment and fish cleaning sides of the L wall.
- f. Install new 5/8-inch pressure treated plywood on the L-shape walls and ceiling.

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- g. Install FRP Board and vinyl base on the L shape walls exposed on the fish cleaning side.

2.D Entrance Door Wall Repair Specs.

- a. Install 2x4 pressure treated studs to enclose the area where the store front was located.
- b. Install 5/8-inch pressure treated plywood on the exterior wall.
- c. Install pre- finished textured fiber cement board and batten with trim boards on the exterior wall. Contractor will install in a board and batten pattern with battens at 12 inches on center with horizontal band board as required.
- d. Install R-13 faced fiberglass insulation.
- e. Install 5/8" drywall on the inside, per manufactures specification. Finish drywall with drywall compound. Prime, paint and install 1x baseboard. Include all trim boards needed to complete the newly installed wall.
- f. Install (1) 3.0 Exterior Commercial Metal Door (Door Design: FLUSH) with the following Door Accessories:
 - o ADA Lever Doorknob, Medium Duty, (Finish Satin) Lock sets to accept Stanley "BEST" 6 pin CORES
 - o Deadbolt with thumb action on the inside. (Finish Satin) Lock sets to accept Stanley "BEST" 6 pin CORES
 - o Door will have one peephole installed.
 - o Swing Bar Door Lock, (Defender with High Security Auxiliary Lock).
 - o Door Closer (Heavy Duty 2700 Series Yale or equal).
 - o Door Gasketing (Pemko Perimeter or equal).
 - o Kick Plate (10" x 34")
 - o Threshold (Pemko Commercial Thresholds or equal).
 - o Park will supply the cores.
 - o Door Swing: Inside.
 - o Door will have Left-Hand Swing.
 - o No glass in the door.
- g. Paint walls in the bathroom, kitchen area, living area, bedroom area, closet area with 2 coats of an exterior grade, semi-gloss latex paint. (Newly installed drywall will require one 1 coat of a latex primer, then 2 coats of exterior grade, semi-gloss latex paint).
- h. Paint both sides of the metal entrance door with Oil Base, High Gloss Paint.

2.E Outside Installation Plumbing Sewer Lines:

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- A. Install new 3" Sch. 40 PVC wastewater drain line from the proposed kitchen sink through the existing exterior wall to the outside and underground along the building. Attach to the existing grinder pump, per TN state plumbing codes.
- B. Install (1) Sch. 40 3" PVC clean out (Sweep Style) at the base of the building.

Note: Contractor will be required to notify the Reelfoot Lake Regional Utility District prior to any sewer line work/installation. Contractor will be responsible for all tap fees associated with the newly installed sewer line and shall follow all guidelines from the Sewer District.

2.F Exterior Siding: Repair Specs.

Scope:

- a. Pressure Wash entire building.
- b. Remove existing siding T1-11, Diagonal Siding, Trim Boards; install house wrap; install pre-finished fiber cement board and batten siding; post surround; trim; and caulk.

Removal:

1. The contractor will be responsible for the removal of the existing wood T1-11 siding, the 1" x 6" diagonal siding, trim boards and post surround boards, on the entire building.
2. The contractor will notify the listed contacts if any additional damage is found and not proceed until authorized.

Installation:

1. The contractor will install R-13 faced fiberglass insulation in each 2x cavity of the building.
2. The contractor will 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 will have a z-bar shape and have a hem or crimp on the outside edge.
3. The contractor will install 5/8-inch **pressure treated plywood** over the lower 8-foot section of the building.
4. The contractor will install 5/8-inch plywood sheathing, approved for roof and wall installation, over the top section of the building.
5. The contractor will install House Wrap over the entire building.
6. The contractor will install pre-finish fiber cement panels in a board and batten pattern with battens at 12 inches on center with horizontal band board as required.

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7. The contractor will be responsible for installing new pre-finished fiber cement trim around all doors, windows, heating ducts, inside and outside corners meeting all specifications listed.
8. The contractor will be responsible for installing new 5/4" x 6-inch pre-finished fiber cement fascia board.
9. The contractor will be responsible for installing new 5/4" x 8-inch pre-finished fiber cement Base board.
10. The contractor will be responsible for installing new 5/4" x 6-inch horizontal band trim board along the North, East, and South walls. (West wall will not require a horizontal band board).
11. The contractor will be responsible for installing new 5/4" x 6-inch corner trim boards.
12. The contractor will be responsible for installing new 5/4" x 2-inch vertical batten boards, 12-inches on center.
13. The contractor will be responsible for installing new 3/4 inch pressure treated plywood porch post surrounds, then follow up with pre-finished fiber cement porch post surrounds.
14. The contractor will be responsible for installing new pre-finished fiber cement board and batten siding on all exterior walls of the building. Installation of all new fiber cement material will be according to the manufacture's installation requirements. The contractor will be responsible for staying within the spacing requirements of the manufacture's recommendations.
15. The contractor will be responsible for caulking all butt joints, inside and outside corners, door and window trim, and anywhere caulking is required. (all butt joints will have weather barrier installed behind joint and caulked)
16. The contractor will be responsible for all touch up paint over the entire building.

Materials:

All materials must be approved by Facilities Management before installation.

Specification:

Wall Base Molding & Glue:

- PVC Vinyl, Wall Base Molding
- 4" wide x 48" length x 0.125 thickness or equal.
- Acrylic-based adhesive approved for wall base molding.
- Color will be determined by park management.

Construction Adhesive:

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- Polyurethane Construction Adhesive: Polyurethane Construction Adhesive or equal. The adhesive must meet the following specifications:
 - Can be applied directly to wet, frozen or treated lumber
 - Water resistant for use in humid or outdoor projects
- Meets and exceeds APA AFG-01 and ASTM D3498 specs
- Set time of 20 minutes and cure time of 24 hours

Bathroom:

3.A Vanity Faucet:

- Delta Foundations Chrome 1-Handle 4-in Center set Water Sense Bathroom Sink Faucet with Drain and Deck Plate
- Item #808415 Model #B510LF-PPU-ECO
- 3-hole 4-in installation
- Plastic pop-up
- ADA Compliant

3.B Bathroom Wall:

- Man-made Marble Panels
- Thickness; 3/8"
- Width; 4 foot

3.C Bathroom Backer Board:

- James Hardie 0.25-in x 36-in x 60-in Hardie Backer Fiber Cement Backer Board
- Item #11640 Model #220022
- Cement backerboard provides a solid foundation for floors and countertops in bathrooms, kitchens, laundry rooms and more
- Moisture resistant cement board engineered for use in wet areas
- Mold-Block® Technology protects the board against damage from mold

Kitchen:

4.A Kitchen Sink:

- American Standard Sullivan 33-in x 22-in Stainless Steel Double Offset Bowl Drop-In 2-Hole Residential Kitchen Sink All-in-One Kit
Item #960621 Lowe's Home Improvements

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4.B Kitchen Faucet:

- Delta Ashton Stainless 1-Handle Deck Mount Pull-Down Handle Kitchen Faucet (Deck Plate Included)
- Item #8836 Model #19922Z-SSSD-DST Lowe's Home Improvements
- Manufacturer Color/Finish: Stainless

4.C Kitchen Sink Base Cabinet:

- Diamond NOW Caspian 36-in W x 35-in H x 23.75-in D True-color Toasted Antique Sink Base Stock Cabinet
- Item #51395 Model #36 SB36
- Full overlay construction conceals the cabinet frame, creating a modern and seamless appearance
- TrueColor finish is durable, easy-to-clean, scuff resistant, and won't delaminate or discolor
- Fully wrapped, 5-piece recessed panel transitional door with 5-piece drawer front

Entrance Door Lock Set:

- ADA Lever Doorknob (outside key core)
- Turn Push Button Lock (inside)
- Deadbolt 1" Throw
- Keyway: Accepts; Stanley BEST 6 PIN CORE (cores supplied by the park)
- Acceptable brands Corbin Russwin, Sargent (or equal)

House Wrap:

- Non-woven with 10-year warranty
- Acceptable brands Tyvek (or equal)

Pressure Treated Plywood:

- 5/8 x 4' x 8' AC2® Green Pressure Treated Ground Contact CCX Plywood Sheathing
- (Actual Size .563" x 47-7/8" x 95-7/8")

Horizontal Trim Boards:

Type: Pre-Finished Fiber Cement Board with woodgrain with 30-year warranty

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Acceptable brands James Hardie, HardiePanel Vertical Siding

- ¾" X 6 Inch Fascia Boards
- ¾" x 8 Inch Base Boards
- ¾" x 6 inch (Horizontal Trim between panels)

Vertical Trim Boards:

Type: Pre-Finished Fiber Cement Board with woodgrain with 30-year warranty

Acceptable brands James Hardie, HardiePanel Vertical Siding

- ¾" x 2.5 inch (used for the Battens)

Vertical Siding:

Type: Pre-Finished Fiber Cement board and batten with woodgrain with 30-year warranty

Acceptable brands James Hardie, HardiePanel Vertical Siding

Allura (or equal)

- 7/16" thick panels.
- Surface texture: Woodgrain

Corner trim:

Type: Pre-Finished Fiber Cement with woodgrain with 30-year warranty

Outside corner ¾" X 6 Inch

Inside corner ¾" X 6 inch

Acceptable brands James Hardie, Allura (or equal)

Window and door trim:

Type: Pre-Finished Fiber cement with woodgrain with 30-year warranty

Size ¾" X 6 inch

Acceptable brands James Hardie, Allura (or equal)

Caulking:

Type: Elastomeric Joint Sealant complying with

ASTM C920 Grade NS, class 25 or higher

Or Latex Joint Sealant complying with

ASTM C834

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Finish: Factory finish coating for all components: Manufacturer's standard baked-on paint coating.

- Color selections: From standard range.
- Batten color shall match wall panels.

Wall Base Molding & Glue:

- PVC Vinyl, Wall Base Molding
- 4" wide x 48" length x 0.125 thickness or equal.
- Acrylic-based adhesive approved for wall base molding.
- Color will be determined by park management.

Construction Adhesive:

- Polyurethane Construction Adhesive: Polyurethane Construction Adhesive or equal. The adhesive must meet the following specifications:
- Can be applied directly to wet, frozen or treated lumber
- Water resistant for use in humid or outdoor projects

Interior Finish: Paint Exterior Acrylic Latex with Lifetime Limited Warranty
Acceptable brands Sherwin-Williams, PPG (or equal)

Color: to be determined by Park Manager

Moisture Barrier behind butt joints: Aluminum flashing

Acceptable brands Union Corrugating, Amerimax (or equal)

NOTE: All paint, formica countertop, door, floor tile, man-made marble, and floor stain colors will be determined by park management.

1.1 GENERALLY

- A. Install materials in accordance with the manufacturer's instructions, straight, true, free of warp, rack, or gaps.

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- B. Fasten siding into wall framing members or sheathing according to manufacturer's instructions.
- C. Allow minimum clearances between the edge of siding and panels and other materials in accordance with the manufacturer's instructions.
- D. Provide clearances between siding and abutting materials:
 - 1. Between siding and soil grade: 4"
 - 2. Between siding and horizontal surfaces other than at grade: 2"
- E. Install flashing across heads of doors, windows and other wall openings, extending 1" past opening.

1.2 Vertical Siding:

- A. Where siding panels meet corner boards and door/window casings, leave 1/8" gap and close with sealant.
- B. Install metal Z flashing and provide a 1/4" gap at horizontal panel joints.
- C. Leave 1/2" gap between horizontal drainage flashings and bottom of panel above. Do not seal this space.
- D. Cut siding panels to fit around penetrations with maximum 1/4" gaps. Smooth and seal cut edges.
- E. Fasten panel system at maximum spacing per manufacturer's recommendations. Space fasteners at least 3/8" from panel edges and 2" from corners.

1.3 Soffit Panels

- A. Leave 1/8" gap around panel edges and close with sealant.

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1.4 Trim Work:

- A. Cope at returns, miter at corners, to produce tight-fitting joints with full surface contact across joints.
- B. Use scarfed joints for end-to-end joints.
- C. Fastening:
 - 1. Fasten trim into wall framing members or sheathing.
 - 2. Fasten through overlapping boards. Do not nail between lap joints.
 - 3. Place fasteners between $\frac{3}{4}$ " and 2" from side edge of trim board and no closer than 1" from end. Fasten maximum 16" on center.
- D. Corners:
 - 1. Inside: Provide a single board trim both side of corner.
 - 2. Outside: Attach trim on both sides of corner at $\frac{1}{2}$ " from edge spaced 16 inches apart.
 - 3. Weather-cut all ends.
- E. Seal gaps with joint sealant.

1.5 UPON COMPLETION

- A. Factory finish touch-up: Apply touch-up paint to cut edges, scrapes and fastener heads in accordance with manufacturer's instructions.

PAINT SPECIFICATIONS: INTERIOR WALLS

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 must be filled with approved caulk.
- C. Glossy surfaces of old paint must be dulled.
- D. Prepared surface must be protected by use of specified and approved primer.
- E. Surface must be inspected by park Facilities Management representative prior to coating application, however, prepared non-protected metal substrates must be immediately primed.

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COATING APPLICATION

- A. Coating may be applied by brush, applicator pad, roller in a minimum of two coats or as otherwise specified.
- B. Specific dry film thickness recommended by manufacturer must be achieved.
- C. Even coats, of complete coverage, which are free from sags, drips, streaks and bubbles must be obtained.
- D. Mixed coatings must be stirred thoroughly before and occasionally during use. Do not thin.
- E. Working conditions must be within manufacturer's recommendations.
- F. Owner will inspect prior to each subsequent coat.
- G. All label instructions must be followed.
- H. It shall be the responsibility of the contractor to insure a safe work environment for workers.
- I. Contractor will conduct activities within park operational guidelines to limit

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 must 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 Reelfoot Lake State Park, Facilities Supervisor. A pre-construction meeting and final inspection will be performed; contact Andy Crews at Reelfoot Lake State park and Steve O'Dell at West Tennessee Facilities Management - 731-307-9716 or Steve.Odell@tn.gov.

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Project will begin within 15 days of Purchase Order issuance and be complete by May 1, 2021, unless Facilities Management has approved other agreement.

The contractor will protect areas adjacent to his work and will be required to repair any damage he may cause. Contractor will protect work of other trades. Contractor will 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 will be warranted as per manufacturer's warranty.

All materials, equipment, and supplies are to 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 must be presented for approval by the State of Tennessee representative.

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 will 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 must be registered in the State of Tennessee Edison purchasing system. The contractor shall have a Certificate of Insurance on file with Reelfoot Lake State Park.

Contractor will have insurance as will protect the contractor from claims which may arise out of or result from the contractor's operations under the contract and for which the contractor may be held legally liable, whether such operations be by the contractor or by sub-contractor or by anyone directly or indirectly employed by any of them, or anyone associated with them for whose acts they may be liable. Sub-contractors must also be registered in the State of Tennessee Edison purchasing system, be listed on the bid application and must show proof of insurance and have workers compensation. Insurance requirements are listed below.