

Project Name: Office repairs Big Cypress Tree Natural Area

Project Location: Big Cypress Tree Natural Area, Park Office
295 Big Cypress Road
Greenfield Weakly County Tennessee 38230

Office Renovation

Contract to furnish materials, labor, and supplies to remove the kitchen island counter tops and all necessary fixtures to complete an office conference/ training room at Big Cypress Tree Natural Area. This will include the removal of the floor covering kitchen fixtures bathroom fixtures and relocating one doorway to make the rest room ADA friendly. This will also include the installation of one Store front style door at the entrance of the conference/training room. This project will also include new flooring through-out the office, baseboards, paint and LED lighting fixtures. The scope of work will include one (1) new ADA friendly sink in the rest room, one (1) new water closet hand hold rails new doorway and may include some floor repairs to include sub-floor. This project will also include replacing the attic access doors with louvered vents. This work will be done in normal business hours and possible on some Saturdays with pre-approval from the park management. The project will commence no later the fifteen (15) days after you receive a PO and will conclude within forty-five (45) business days.

PROJECT DETAILS

The contractor shall be responsible for locating all utility entries into the buildings prior to starting work and is responsible for safety for work in those areas. Any damage caused by themselves or their subcontractors will be their responsibility. The contractor will be responsible for maintaining a safe and clean work area including securing the work site while work is ongoing and after hours.

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The contractor will be responsible for any and all permitting, inspections, and fees associated with construction and shall employ skilled trades. He will also adhere to all codes National building Code, and any local code that may apply. The contractor shall warranty all materials and workmanship for a period of not less than one year from the date of completion. If within one year after the date of acceptance and payment for the work, any of the work is found to be not in accordance with the requirements of the contract documents, the contractor shall correct it promptly after notice from this agency to do so. This agency shall give notice promptly after discovery of the condition. The contractor shall at all times while work is ongoing have a copy of this document available on the work site.

The contractor is advised to visit the work site prior to bidding and verify scope of work and circumstances that may incur work. No allowance will be the States responsibility for any errors in quotation due to bidder not visiting the work site prior to submitting a bid. The contractor is responsible for any and all measurements including cabinet size, countertop length and width, floor measurements, plumbing connections, trim, fasteners, and accessories.

The successful bidder will be required to attend an onsite pre-construction meeting and an onsite final inspection.

DESCRIPTION OF WORK

ALL WORK WILL MEET THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE CHAPTER 8 SECTION 806, CHAPTER 12 SECTION 1207 CHAPTER 29 SECTION 2902, AND ANY LOCAL CODE THAT MAY APPLY.

Demolition

1. Remove kitchen island and all cabinetry with the exception of the floor to ceiling cabinet on the south wall by the entry door.
2. Remove range, microwave, refrigerator and may need to relocate per park management.

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3. Remove all floor coverings throughout the office.
4. Demo the bathroom tub water closet sink.
5. Demo all light fixtures this may be timed to coincide with the installation of new.

REBUILD

The contractor shall repair any weak or decayed areas in the floor. The bathroom door will be relocated to the reception area (waiting Room) at a midpoint in the wall. The existing bathroom door will be walled off sheetrocked and prepped for paint. The new door will be a minimum 36 inch at full open to allow ADA friendly access. The doorway between the meeting room (old kitchen) and reception area will be enlarged to a minimum of 42 inches and caution should be taken to ensure in the event of that wall being load bearing to properly header/support that area. The contractor shall supply and install a new entry door at the location of the current entry door. It shall be a minimum 36 inches left hand pull store front style aluminum bronze in finish with a 12-inch window to the right side. The installation of this door also includes header and any support framing that may be necessary for the installation. This contract shall include some ceiling repairs needed in various areas notably where the cabinets were installed and some areas of mold or mildew stains in preparation of new paint. Any and all sheetrock will be repaired and prepped for new paint throughout. There may be some miscellaneous repairs to the structure interior small in nature but shall be addressed during construction by the contractor. The contractor shall provide and install a Luxury Vinyl Plank flooring system high traffic rated waterproof 6mm or better throughout the structure. Color and pattern to be chosen by park management. The contractor shall prime and paint the ceilings with 2 coats of Sherwin Williams SW 7007 ceiling bright white or better. The walls throughout shall be primed and painted with two coats of Sherwin Williams acrylic latex semigloss color to be determined by park management. The contractor shall supply new base boards and crown molding where necessary to match the original as close as possible. The contractor shall make repairs to the existing base boards where necessary as well as all crown molding. The contractor shall paint them per management's color choice. The contractor shall supply and install two interior closet doors to be

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replaced in the manager's office and also one interior door to the laundry room. The closet doors are pocket in style and will be replaced with hinged Swinging doors. This may include some additional framing in this area. The contractor will provide and install a pre-hung interior door at all three locations. The contractor shall paint or stain to the manager's color choice. New LED lighting will be installed though the building style will be chosen by park management and shall be made soon after Prebid. The bathroom construction will consist of one new water closet high profile with ADA handrails on the righthand wall as well as the back wall at the left. There shall be a new vanity installed with a corrin countertop ADA accessible to the right of the water closet. It shall be one new ADA friendly mirror mounted above with a 19 degree lean to accommodate wheelchair individual.

Plumbing fixtures will be the contractor's responsibility to reconnect and new valves as well as supply lines will be used. The countertop material for the vanity will be high performance Corian solid surface and beveled edges. Color and pattern will be chosen by the park management. All paints stains and finishes including floor color and pattern shall be chosen and approved by the park management team and a representative of west Tn regional office. Also, to be included in this project is the replacement of the attic access doors. These shall be removed and replaced with lover vents to increase attic ventilation.

Time limits stated in this contract document are of the essence of the contract. By executing the agreement, the contractor confirms that the contract time is a reasonable period for performing the work. The contractor shall promptly correct work rejected by this agency or failing to conform to the requirements of the contract documents, whether discovered before or after payment by the State of Tennessee. Costs of correcting such rejected work, including additional testing and inspections made necessary shall be at the contractor's expense.

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After completion of work the contractor and a representative from West Tennessee Regional Office shall inspect the completed work. Upon completion of work the contractor will remove all waste and clean the area to its original condition.

The successful bidder shall contact Scott Meyer at 731-968-6608 office, 731-412-7067 cell. Or Steve O'Dell at 731-968-6608 or 731-307-9716 to arrange pre-construction meetings and final inspection.

The contractor shall have the state of Tennessee required General Liability and Workers Compensation insurance sufficient to protect themselves from all claims which result from the contractor's operation or operation of his sub-contractors. A current, up to date, Certificate of Insurance should accompany the bid submittal information. The contractor shall return to original condition any property damaged or lost as a result of his auctions or actions of his sub-contractor.

The contractor shall hold the State of Tennessee and Big Cypress Tree natural area and all employees harmless from damage or loss of property or injury of personal resulting from actions of the contractor or his sub-contractor.