General
1. Contractor shall provide and install all items. The only government supplied equipment provided shall be the kitchen appliances. See Product Specifications.
2. Hospitality Manager shall select all colors, tile, grout color, and finishes.
3. 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.
4. Project must be completed within 210 Days of issuance of purchase order.
5. All work shall meet both IBC and ADA standards.

Scope of Work Details:

Demo
1. Remove all plumbing fixtures, bathroom fixtures, lights, and electric.
2. Remove downstairs shower, tub, and water lines.
3. Remove and dispose of downstairs tile floor and any damaged subflooring.
4. Remove and dispose of water heater and piping.
5. Remove and dispose of potbelly stove, piping, and heat shield. Plug roof vent with foam insulation and patch opening with drywall.
6. Remove and dispose of existing ductwork and geothermal heat pump.
7. Remove and dispose of downstairs electrical components.

Downstairs
1. Provide and install Por-Rok brand anchoring cement material to close and seal all slab penetrations.
2. Provide and install all new electrical and water lines above slab, to include 150-amp panelboard, conduit, switches, outlets, and wiring.
3. Replace any damaged subfloor with new. Allow for four sheets for bidding purposes.
4. Where drywall has been removed or shall be, provide and install insulation, install new green board, and install new base, wainscot, and chair rail at 32-inch height. **Any other drywall needing removal shall match existing.**
5. Provide and install new stained oak wood trim/ casework on interior of all windows and door frames. **Wrap large windows with oak on interior.**
6. Provide and install cover to close off stovepipe roof vent. Fill enclosure with foam insulation.
7. Provide and install new upper and lower kitchen cabinets and solid-surface granite or quartz countertop with new single-compartment kitchen sink. Provide and install all new kitchen cabinet hardware.
8. Provide and install new lighting fixtures and switches throughout building to include can lights, sconces, overhead, and undercabinet lighting.
9. Provide and install new ceramic tile floor (plank 6-inchx24-inch) throughout lower level.
10. Provide and install new toilet and bathroom vanity with solid surface countertop.
11. Install new water heater **in mechanical closet** and mount heat pump on brackets underneath the exterior landing.
12. Provide and install new electrical panelboard, wiring, and outlets per code.
13. Fully prep and apply two coats of paint on exterior deck railings and all interior surfaces.
14. Provide and install new 36-inch x 36-inch stair landing where stairs meet wall and install new stairs at 90-degrees from that elevation with 10-inch run. Provide and install new handrail and balusters.
15. Provide and install electrical and plumbing for new kitchen appliances, including above stove microwave oven with vent hood, new range, cabinet depth refrigerator, and 18-inch dishwasher.
16. Provide and install new electric fireplace, mantel, and stone surround.
17. Install two mini-split HVAC units in Living Room.
18. Install radiant underfloor heating throughout the downstairs.
19. Provide and install new kitchen backsplash with 3-inch x 6-inch subway tile.
20. Provide and install new PEX waterlines to replace all downstairs and upstairs water lines and any additional fixtures.
21. Provide and install rack for Mini-Split and water heater heat pumps underneath exterior stairs.
22. **(Addendum) Replace 3 exterior doors and 2 interior doors and frames.**
23. **Replace staircase and handrails with oak treads and oak handrails.** Run Maximum rise of 7” and Minimum run of 11-inches.
Upstairs
1. Provide and install all materials necessary to convert the existing water closet into a shower room and to convert the two closets into two water closets. Provide and install two new vanities, two toilets, one shower fixture, recessed soap shelf, two faucets, two mirrors, two towel bars, and two sliding barn doors.
2. Provide and install new green board
3. Provide new PEX piping, PVC Schedule 40 plumbing/vent stack, and square shower floor drain.
4. Provide and install new 2-inch x 2-inch tile on floor and walls in both water closets and shower.
5. Provide and install piping for waste vent stack.
6. Provide and install one mini-split HVAC in each bedroom.
7. Install owner-provided shower soap dispenser rack.
8. Install two frosted glass doors with locks for walk-in shower.

Interior
1. Tile work:
   a. Concrete floor shall be primed using Sherwin Williams Perp Rite prior to tile installation.
   b. All tiles shall be installed with Thin Set.
   c. Tile that is installed to green board, tile mastic shall be used.
   d. All green board shall be ½ inch.
   e. Attach green board to framing as follows: Install a minimum of 10 mil plastic over framing. Then attach green board to framing with green board screws, 12-inch OC.
   f. All joints, inside and outside corners, to be fiberglass taped and receive one coat of Thin Set.
   g. All green board shall be primed with one coat of RedGard waterproofing and crack prevention membrane prior to tile install.
   h. Tile, tile layout and grout joint size, shall be decided by Hospitality Manager. All edges and corners shall be covered with bull nose tile.
   i. Tile shall be grouted with TEC Power Grout.
   j. All inside corners shall be caulked and not grouted for reasons of expansion.

Electrical:
1. All new electric wiring installed for new electric fixtures shall be installed as per code.
2. Install new ventilation fan and mini spilt HVAC per side. Fan shall be vented into the mechanical wet wall. Fan shall be placed on occupancy sensors with adjustable time on capabilities. HVAC shall be installed one per side.
3. Five new overhead lights shall be installed (two each per side and one in mechanical room). New LED lights shall be installed where existing and a wall mounted, vanity bar light over the sink mirror. Lights shall be placed on occupancy sensors with adjustable time on capabilities.
4. New GFCI outlets shall be installed in existing plug-in mechanical room.

**Plumbing and Plumbing Areas:**
1. All water lines to be PEX (Uponor System).
2. All accessible drain lines to be replaced with Sec 40 PVC drain lines.
3. Drain traps shall be Sec 40 PVC removable traps.
4. All toilets and toilet seats shall be replaced with new. See product specifications.
5. Install new toilet flanges.
6. Interior Drain Line Replacement: Install new 4-inch Sec 40 drain line.

**Materials:**
Approval by Facilities Management required for all materials before installation.

**HVAC:**
21 SEER contractor pack mini-split units
Acceptable brands Bosch, Mitsubishi, or equal

**Radiant Floor Heating**
Acceptable brands Warmup, Heatwave, or approved equal

**Electrical panel**
Acceptable brands Siemens, Square D, or approved equal

**Lighting:**
LED Vanity Light, Woodbury 24.5-inch Matte Black LD vanity Light Bar
<table>
<thead>
<tr>
<th>Item</th>
<th>Specifications</th>
<th>Acceptable brands</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Can Lights Sconces:</strong></td>
<td></td>
<td>Lithonia, Commercial Electric, or equal</td>
</tr>
<tr>
<td><strong>Toilets and Urinal:</strong></td>
<td>Two-piece, floor mount, Commercial grade pressure assisted, tank style elongated toilet, &lt;1.6 gpf</td>
<td>American Standard, Kohler, or equal</td>
</tr>
<tr>
<td><strong>Mirror:</strong></td>
<td>30-inch x 24-inch beveled glass mirror</td>
<td></td>
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<tr>
<td><strong>Vent Fans:</strong></td>
<td>Broan-Nutone Model 508, 270 cfm, Direct discharge with occupancy sensor controls</td>
<td>Broan-Nutone or equal</td>
</tr>
<tr>
<td><strong>Kitchen Sink:</strong></td>
<td>Lorelai 16-Gauge Stainless Steel 30-inch single bowl drop-in workstation kitchen sink with accessories</td>
<td>Delta, Kraus, or approved equal</td>
</tr>
<tr>
<td><strong>Kitchen Sink Faucet:</strong></td>
<td>Leland Single Handle Pull-Down Sprayer Kitchen Faucet with shield spray and magnetite docking in Chrome</td>
<td>Delta, Kohler, or equal</td>
</tr>
<tr>
<td><strong>Bathroom Sink Faucet:</strong></td>
<td>Silverton 8-inch widespread two handle bathroom faucet in chrome</td>
<td>Delta or equal</td>
</tr>
<tr>
<td><strong>Water Heater:</strong></td>
<td>43-gallon CO2 Heat Pump Water Heater with Exterior Condenser</td>
<td>Sanden or approved equal</td>
</tr>
</tbody>
</table>
**Door and Window trim:** 1-inch x 4-inch-stained wood

**Caulking:**
- **Type**
  - Elastomeric Joint Sealant complying with ASTM C920 Grade NS, class 25 or higher
  - Or Latex Joint Sealant complying with ASTM C834

  Acceptable brands
  - DAP, Titebond (or equal)

**Finish:**
- **Exterior and Interior Paint**
  - Exterior Acrylic Latex with Lifetime Limited Warranty

  Acceptable brands
  - Sherwin-Williams, PPG (or equal)

  **Color:** to be determined by Hospitality Manager

**Occupancy Sensors**
- LED rated with 15- and 30-minute settings

  Acceptable Brands
  - GE, Lithonia, or equal

**Tile**
- **Floor Tile:** Porcelain, 6-inchx24-inch plank
- **Kitchen Backsplash:** 3-inch x 6-inch subway
- **Bathroom Floor and wall tile:** 2-inch x 2-inch

  Grout: TEC Power grout
  Thin Set: Flex Bond
  Colors to be chosen by park management

  Acceptable Brands
  - Florida Tile, Daltile, or equal

**Electric Fireplace and Mantel**
- 45-inch Freestanding Faux Stone Infrared Electric Fireplace with Mantel.

  Acceptable Brands
  - Festivo, Pembroke, or Equal

**Wainscot, Base, Chair Rail**
- 36-inch Polymax waterproof plank panel system.

  Acceptable Brands
  - Polymax or Equal
Vanity

Upstairs: 36.5-inch x 18.75-inch D Bath Vanity with cultured marble vanity top with basin
Downstairs:

Acceptable Brands

Glacier Bay, Home decorator's Collection, or equal

Kitchen Cabinets

**Plywood Constructed Prefabricated**, Custom Made, or Equal
Lowers: 36-inch x 35-inch x 23.75-inch sink base
18-inch x 35-inch x 23.75-inch drawer base

Uppers: 36-inch x 14-inch x 12-inch (over range)
30-inch x 36-inch x 12-inch
21-inch x 30-inch x 12-inch

Acceptable Brands

Diamond Now

Sliding Barn Door

42-inch x 84-inch, Stained interior Sliding Barn

Shower Head

Two-in-One 4-spray pattern 6-inch wall mount, dual shower head with magnetite in chrome

Acceptable brands

Delta, Kohler, or approved equal

Towel Bar

Silverton 24-inch Towel Bar in Polished Chrome

Acceptable Brands

Delta or approved equal

Toilet Paper Holder

Silverton Pivoting in Chrome

Acceptable Brands

Delta or approved equal

Conditions:

This is a turnkey job per cabin. 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.

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 must 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, Middle TN Regional Office (MTRO) 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 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 Facilities Management.**

Successful contractor to schedule and attend a pre-construction conference where a pre-construction form shall be signed by Facilities Management, Contractor and Hospitality Manager or park representative before work can begin. Contractor must also schedule and attend a final inspection where a final inspection form shall be signed by Facilities Management, Contractor and Hospitality Manager or park representative before invoice shall be paid.

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

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’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 whether it is Architect, Engineer, Designer, Hospitality Manager, Facilities Manager, or Facilities Surveyor. If an Architect or Engineer or Certified, Licensed Designer, then it must contain their State Seal.

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 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 must be registered in the State of Tennessee Edison purchasing system.

The contractor shall have a Certificate of Insurance on file with Facilities Management. Contractor shall have insurance as shall 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.

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. At all times, the Contractor shall have a copy of project specifications, permits, and certificate of insurance on project site during this project.
Contractor shall comply with all applicable codes, standards, and regulations in execution of project.

All work must conform to the state's current approved codes, such as the International Building Code. All electrical and plumbing must conform to the latest and most current codes. All Fire Marshall approved projects must have a Certificate of Occupancy issued at the completion of the project. All ADA projects must have approval of the State of Tennessee Facilities Design Coordinator and comply with the latest ADA code at the completion of the project.

Invoice shall be submitted for payment within 10 days of project completion per cabin. A copy of the invoice shall be submitted to Middle Tennessee Regional Maintenance Office, 2000 Jackson Hill Road, Burns, TN 37029, or email Teresa.bell@tn.gov.

For scheduling contact:

Facilities Manager: Don Myatt, 615-797-9701, don.myatt@tn.gov

Facilities Surveyor: David Powers, 615-797-9701, David.k.powers@tn.gov

Note: Before the Contract resulting from this RFP is signed, the apparent successful proposer must be registered with the Department of Revenue for the collection of Tennessee sales and use tax. The State shall not approve a contract unless the proposer provides proof of such registration. The foregoing is a mandatory requirement of an award of a contract pursuant to this solicitation.