Specifications.

Project Name; Siding and Windows Park Office / Visitor Center

Project Location; Paris Landing State Park

16055 Highway 79 North
Buchanan Tennessee, 38222

General.

This project will include the demolition and disposal of vinyl siding some windows preparation of brick to accept stone and fiber cement board and batten siding. This project will also include preparation of a two by four frame-built section to receive stone siding and fiber cement board and batten siding. This project also includes the replacement of fourteen (14) windows. It shall be the contractor’s responsibility to secure all final measurements for product ordering and the contractor shall not depend on the measurements in this document as final for ordering. The contractor shall have access to this structure during normal business hours Monday through Friday 8:AM to 4:30 PM unless special arrangements are made with the park management team. **Work will commence no later than September 15, 2022 and conclude no later than January 2, 2023.**

Demolition.

1. The contractor shall demo all vinyl siding on the exterior walls including the eaves of the building.

2. The contractor shall demo one window air conditioner located on the south side of the building at sidewalk level. Contractor will frame and seal immediately.

3. The contractor shall demo the attic vents and replace with new.

4. The contractor will demo the gutters and down spouts in order to wrap the facia with coil stock.

5. The contractor shall demo the awning over the front door and replace with a larger awning.

6. The contractor will demo part of the sidewalk to the east from the handrail to the corner. The portion from the corner to the west will also be demoed. This will be in preparation to repour those sections.

7. The contractor shall demo the water fountain from the front side of the building.
Specifications.

Scope.

1. The contractor shall examine the substrate on the frame-built section of this structure to insure we have a minimum of 7/8 plywood to support the rock base and board and baton siding.
2. The contractor shall install 36 inches of stone façade on 4 sides of this building as described in stone specifications.
3. The contractor will replace fourteen (14) windows of approximate size 32 inches by 60 inches. These windows shall be tinted store front glass style non-opening double pane insulated argon. The contractor shall be responsible for true size verifying and the lower panes of glass will be eliminated. The area with the lower glass will be framed insulated covered with stone on the exterior and finished sheet rock on the interior then painted.
4. The contractor shall install moisture barrier over the frame-built sections before installing rock and board and baton.
5. The contractor shall supply and install fiber cement board and baton wood grain in style on 4 sides of this building. This will terminate at the building square on the 3 areas that have eaves. This area will be covered in fiber cement board in a lap style from the building square to the roof line.
6. The contractor shall supply and install new eave vents on all 3 eaves.
7. The contractor shall rebuild the awning over the front door. This will be constructed of red locally sourced cedar supporting post at steps will be stone wrapped, standing seam metal roof to match the cooler of the building. Trusses and decking cedar will be exposed to match kiosk. The footprint will increase to 90 inches long by 90 inches wide.
8. The contractor shall wrap facia with 19-gauge trim coil color samples will be provided in brown color for approval.
9. The contractor will provide and install a fiber cement product for the soffit. There shall be a 8 inch by 12 inch vent installed on 10 foot intervals or Hardie prevented panels.
10. The contractor will replace gutters with 6 inch seamless to include 5 inch down spouts.
11. The contractor shall paint all fiber cement areas with a minimum of 2 coats of paint as specified.
12. The contractor shall supply and replace the 2 exterior steel bathroom doors with new pull handles and push plates. There shall be a keyed deadbolt to the outside and thumb lock on the interior.
13. The contractor shall provide and install 1 office steel entry door including doorknob and window. Window size will be approximately 22 by 28. The contractor shall also paint the 4th exterior door to the north.
14. The contractor will repour the section of demoed sidewalk with 300 PSI concrete at 28 days cure and extend the handrail to the corner. Width and length will match the demoed section and will be a minimum 6 inches deep and shall turn down into the soil on the east side to prevent erosion on that side. This handrail will be custom fabricated
Specifications.

from 1-1/2 inch schedule 40 black steel pipe ½ inch steel spindles black in paint color 24 foot in length to match the sidewalk.

15. The bathroom exhaust for the employee’s restroom shall be rerouted to exhaust into the attic and the wall mount ventilator will be removed, sealed and insulated with board and baton on the exterior and sheet rock repairs on the interior where necessary.

16. Attic access will be moved from the west facing eve to under the west facing soffit.

17. The contractor shall supply and install new sidewalk lighting in the soffit at 10-foot intervals. These lights shall be 6 inch can type LED 13 watt or better recessed in the new soffit.

18. The contractor will provide and install a French drain on the west and north side of the building. This will terminate on the hill on the south parking and be terminated with a concrete spillway. The opposite end will terminate on the north end in a dry wash both locations will be marked for construction. The French drain will be a minimum of 12 inches wide by 12 inches deep with slotted flexible drainpipe. The down spouts on the southwest corner, the northwest corner and northeast corner will be connected to the drainpipe. The complete drainage system will be back filled with 1-inch washed river rock.

19. The contractor shall supply and install a new bottle fill station (wall mounted) in the location of the old water fountain using the existing water supply and drains.

20. The contractor shall supply & replace all exterior faucets with brass Frostproof wall hydrants w/ vacuum breaker. Wall hydrant is to use a loose key (Tee Key,) instead of a handle supplied by contractor.

21. The stone on the front of the building will be 24 inches in height to accommodate the existing store front glass.

22. The contractor shall supply and install in exterior bathroom, floors will be ceramic tile color and pattern chosen by park management. The exterior bathroom walls will also have the ceramic tile to extend floor to ceiling. Wall prep may require new green board or cement backer board. The ceiling grid shall be painted, and ceiling tile shall be replaced with FRP panels with R-30 insulation above. The contractor shall install 1 new hand sink and water closet in each. The existing hand dryers will be removed and reinstalled.

23. The contractor shall paint the trim around the windows facing highway 79 to match new work on the building.

24. Wherever possible it will be allowed for the contractor to leave the existing facia as long as it is in good repair and can be painted to match the new materials installed.
Specifications.

Stone Installation.

1. Install galvanized expanded metal lath ASTM C847 steel, 18-gauge woven wire mesh complying with code requirements, provide metal flashing complying with SMACNA’S Architectural sheet metal manual with tapes/rubber flashing
2. Portland Cement: ASTM C150 Type 1 or Masonry Cement Type S
   ASTM Sand: ASTM C144 Natural or Manufactured Sand, Hydrated Lime: ASTM C207 Type S, Latex Additive: A bonding agent serving as Gaging water shall be used.
3. Clean dirty or stained stone surface by removing soil stains and foreign materials before setting. Broken, chipped, stained or otherwise damaged stones are not to be used, sort stone before setting for size, width, height and colors, alternate long and short corner pieces

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

House wrap: Non-woven with 10-year warranty
Acceptable brands Dupont, Kingspan (or equal)

Siding:
Type Fiber Cement board and batten with
woodgrain with 30-year warranty
Acceptable brands James Hardie Cedarmill, Allura (or equal)
Acceptable brands James Hardie, Allura (or equal)

Corner trim:
Type Fiber Cement with woodgrain
with 30-year warranty
Outside corner 5/4 X 3.5 Inch
Inside corner 5/4 X 3.5 inch
Specifications.

### Window and door trim:
- **Type**: Fiber cement with woodgrain with 30-year warranty
- **Size**: 5/4 X 3.5 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
- **Acceptable brands**: DAP, Titebond (or equal)

### Finish:
- **Exterior 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:
- **Material**: Aluminum flashing
- **Acceptable brands**: Union Corrugating, Amerimax (or equal)

### Stone Veneer
- **Acceptable brands**: Centurion/Clipstone or equal.
- **Style / Pattern**: Browns Valley/Elkmont mix or equal.

### PAINT SPECIFICATIONS:

I. SURFACE PREPARATION
Specifications.

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.

II. COATING APPLICATION
A. Coating may be applied by brush, applicator pad, roller, convention or airless spray 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 disruption to park patrons or staff.

III. WARRANTY PERIOD
A. Materials and workmanship shall be warranted against streaking, fading, cracking, peeling or otherwise failing for a period of one (1) year following the date of final inspection of the work.

JOB SPECIFICATIONS:

<table>
<thead>
<tr>
<th>Specification</th>
<th>Requirement</th>
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<tbody>
<tr>
<td>Color</td>
<td>To be chosen by Park Manager</td>
</tr>
<tr>
<td>Gloss % exterior</td>
<td>to be chosen by Park Manager</td>
</tr>
<tr>
<td>Tint base</td>
<td>Manufacturer’s recommendation</td>
</tr>
<tr>
<td>Primer Vehicle/binder type</td>
<td>Latex</td>
</tr>
<tr>
<td>Finish coat Vehicle/binder type</td>
<td>Latex</td>
</tr>
<tr>
<td>Minimum coverage @ one mil DFT</td>
<td>400 to 500 sq. ft/gal</td>
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<tr>
<td>Application method</td>
<td>Sprayed, rolled or brushed</td>
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</tbody>
</table>
Specifications.

Acceptable surface preparation methods: Scrape/ sand

SUBMITTALS:
Prior to beginning any work, the contractor/vendor must submit the following for approval:
- Paint chip
- Primed/painted/cured substrate
- Paint/primer manufacturer's technical data sheet and MSDS sheet
- Wood filler, caulk and/or putty technical data sheet

Protection:

This is a turnkey job. All aspects of this job will 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 will be made by the agency due to any bidder neglecting to visit the site and verifying dimensions and conditions.

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.

Contractor will perform work on regular time and will invoice work time and material not to exceed the quoted price. Any variance in quote will be addressed with a representative of Facilities Management, West TN Regional Office (WTRO) 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 will be signed by Facilities Management, Contractor and Park Manager or park representative before work can begin. Contractor must also schedule and attend a
Specifications.

final inspection where a final inspection form will be signed by Facilities Management, Contractor and Park Manager or park representative before invoice will be paid.

Project will 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, WTRO.

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 whether it is Architect, Engineer, Designer, Park 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 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 Facilities Management. 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.
Specifications.

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 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 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:

West TN Regional Office  
21540 Natchez Trace Rd.  
Wildersville, TN 38388  
Email: susan.blankenship@tn.gov  
Fax 731-968-5668

For scheduling contact: Rob Markum 731-412-7067, robert.markum@tn.gov

Facilities Manager: Steve O’Dell, 731-307-9716, steve.odell@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.