

Dunbar Cave State Natural Area Bathroom Renovation
Dunbar Cave State Natural Area
401 Old Dunbar Cave Road
Clarksville Tennessee 37043

This invitation to bid is for a one-time purchase to furnish all material, equipment, supplies and labor necessary to renovate three (3) public bathrooms at Dunbar Cave Natural Area.

General Conditions

- 1) On-site work shall begin within two (2) weeks ARO and complete within sixty (60) days unless an exception is granted by the Facilities Management Regional Manager.
- 2) 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.
- 3) 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.
- 4) Contractor shall keep the jobsite clean and safe and leave it in a neat and tidy manner.
- 5) All color selections to be determined by the park and approved by the Facilities Management Office.
- 6) All material substitutions must be pre-approved.
- 7) All materials shall be installed per manufacturer's recommendation and best practice.
- 8) 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.
- 9) Contractor shall possess a valid TN BC-B (sm) Contractor license or higher to submit bids.
- 10) All bids over \$100,000 shall include provisions for a payment bond in the amount of twenty-five (25%) of the contract price.

Dunbar Cave State Natural Area Bathroom Renovation
Dunbar Cave State Natural Area
401 Old Dunbar Cave Road
Clarksville Tennessee 37043

Demolition

- 1) The Contractor shall demolish all floor tile, fixtures, and sheet rock in all bathrooms..
- 2) The Contractor shall demolish one existing wall in the ADA rest room closest to the ranger office.
- 3) The Contractor shall be responsible for disposing of all debris off park property in accordance with all applicable laws and regulations.

Scope of new work:

1.The Contractor shall locate the area of the new PVC drain at the exterior of the building before cutting the existing bathroom floor to install new schedule forty (40) waste lines. This work shall include saw cutting the existing floor to remove old waste line for five (5) toilets and three (3) hand sinks. The Contractor shall remove the existing men's room toilets, cut the concrete floor, and trench through the foundation to connect to the newer PVC waste line outside the building. The Contractor shall tie in the plumbing from the women's room temporarily to keep one restroom open in construction. The Contractor shall use a sweeping long radius T and trench to the current ADA restroom to replace waste lines to the fixtures in the ADA rest room. The Contractor shall leave the existing women's restroom operational until the renovation of the men's restroom and ADA rest room is complete. After construction is complete and the newly renovated bathrooms are open, the Contractor shall close the women's restroom to replace the waste lines in the floor and renovate the women's restroom.

2.Trenching shall be to a depth to allow one fourth ($\frac{1}{4}$) inch fall per two (2) feet through the foundation on new schedule forty (40) PVC piping. The Contractor shall refill trenches with sand or material removed in excavation compacted on six (6) inch intervals to five (5) inches sub floor level. The Contractor shall cover fill with six (6) mil plastic sheeting and drill the center of the cut slab on fourteen (14) inch centers, two (2) inches deep to receive number four (4) rebar. Dowels shall extend from cut face to within four (4) inches of the opposing cut face. Concrete shall be four thousand (4000) PSI at twenty-eight (28) day cure and smooth finished to receive new ceramic tile floor.

3.The Contractor shall demolish the old door header in the hallway to the finished wall to open the hallway for accessibility. The hallway sheetrock shall be patched with standard half ($\frac{1}{2}$) inch sheet rock. The unused return grill in hallway shall be removed, framed in, and covered with

Dunbar Cave State Natural Area Bathroom Renovation
Dunbar Cave State Natural Area
401 Old Dunbar Cave Road
Clarksville Tennessee 37043

sheet rock of half ($\frac{1}{2}$) inch white board, restoring studs to sixteen (16) centers. The Contractor shall frame the wall from the ADA rest room enclosing the current opening to the ranger's office. Framing shall be on sixteen (16) inch centers with a treated footer. Carpet shall be cut so as to install a new cold base, base board. If the Contractor damages the carpet, it shall be his responsibility to replace hallway carpet.

4. The Contractor shall create an opening by demolishing a sixty (60) inch opening from the existing storage room into the back of the ranger's office. This opening shall be framed in double studs on each side and a doubled two (2) by six (6) header. One (1) by six (6) number one (1) yellow pine shall be used to case out the doorway with one (1) by four (4) number one (1) used as trim on both sides. Paint color shall be chosen by park management. In this storage room there is ceiling damage from a prior leak that shall be repaired by the Contractor by skim coating and repainting the entire ceiling. Park staff shall move items from storage room before Contractor starts this phase of work.

5. The Contractor shall frame the ranger's office floor from a point, two (2) inches past the window to the ADA restroom. Framing shall be treated number two (2) yellow pine on twelve (12) inch centers covered with three-fourths ($\frac{3}{4}$) marine grade plywood. The Contractor shall frame a wall from the south side of the ranger's office, two (2) inches from the window to the east side separating the ranger's office with the back half being storage closet and front being ADA rest room. Framing shall be sixteen (16) inches on center except for the area that includes blocking support for the adult changing table (see line 6). The Contractor shall use half ($\frac{1}{2}$) inch white sheet rock on the storage room side finished and park management shall choose paint color.

6. Before installing green board in the ADA bathroom, the Contractor shall provide and install laminated two (2) inch by six (6)-inch framing anchored to the floor and terminated in the rafters by means of lag bolts. This blocking shall be minimum eight (8) inches wide, total of three (3) and fastened to studs at eighteen (18)-inch intervals. This shall be the fastening support for the electric adult changing table. All framing shall be secure as it must support four hundred (400) pounds of cantilever weight.

7. The Contractor shall demolish the doorway and wall into the ranger's office, continuing to demolish the east wall of the ADA restroom to create one larger restroom. The Contractor shall demolish and replace all fixtures. The Contractor shall install half ($\frac{1}{2}$) inch moisture resistant green board sheetrock to the newly constructed wall. All bathroom walls shall have new moisture restraint green board installed floor to ceiling before installing tile. The Contractor

Dunbar Cave State Natural Area Bathroom Renovation
Dunbar Cave State Natural Area
401 Old Dunbar Cave Road
Clarksville Tennessee 37043

shall replace all drywall in the bathrooms with moisture resistant green board, only the hall sheetrock shall be repaired in place by means of skim coating and replacing damaged sections.

8.The Contractor shall supply one, twenty (20) amp duplex receptacle eight (8) inches from finished floor and eighteen (18) inches south of the adult changing table location on the wall for the adult changing table. The Contractor shall install the adult changing table provided by the State. The Contractor shall follow the provided instructions that shall be delivered with the table.

9.The Contractor shall replace ceiling tile in all three (3) bathrooms with new ceiling tile. This work shall include any repair to the tile grid and painting of the grid.

10.The Contractor shall provide and install new ceramic tile on the floor and walls to the ceiling square. The park manager shall pick wall and floor tile color, pattern, and direction of installation. It shall be important for the Contractor to work with the park manager to choose a tile that reflects/complements historic value of this building.

11.The Contractor shall supply and install new lighting in the three (3) newly renovated bathrooms and the new storage room. Park management shall pick fixtures and lumens and provide the information to the Contractor. The Contractor shall budget three hundred fifty dollars (\$350) per bathroom for lighting.

12.The Contractor shall supply and install new vanities with a one (1)-piece molded sink top made of Corian or an equal product. Vanities shall be Style Selections Lowry, Diamond Now Cassidy, or equal. Equal item must be approved by park management. The Contractor shall install new sink faucets. The new faucets shall be Delta Foundations. Contractor shall install the ADA sink mounted to the wall, and the supply and drain lines shall be covered according to ADA specifications. The Contractor shall supply and install new hand dryers, soap dispensers, toilet paper dispensers, urinals, high-set toilets, and new stall partitions in the women's and men's restroom. The Contractor shall supply and install new phenolic stall partitions and doors in the bathrooms. Both men's and women's shall be installed, by the Contractor, like for like with park manager choosing color. Stall partitions shall have all new hardware and mounting devices. The Contractor shall supply and install new mirrors two (2) shall be standard in the men's and women's and the ADA bath shall be the twenty-eight percent (28%) slope ADA approved mirror.

13.The Contractor shall paint the hallway from the service desk to the storage closet door. Doors shall be reused and refinished in place. The Contractor shall install new hardware including push/pull handles,

Dunbar Cave State Natural Area Bathroom Renovation
Dunbar Cave State Natural Area
401 Old Dunbar Cave Road
Clarksville Tennessee 37043

brass kick plates. For the ADA restroom, The Contractor shall install a dead bolt lock installed to be thumb lock on the interior/ keyed on the exterior and must indicate occupied /unoccupied operation.

14.The Contractor shall provide and install new signage for all three (3) restrooms -one-(1) men’s, one (1) women’s, and one (1) unisex. The Contractor shall also install the changing table signage provided by the State: one (1) on the unisex bathroom door and one (1) on the front door.

15.The Contractor shall have the lobby and bathrooms deep cleaned by a professional cleaning service upon completion.

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Sheet rock	Georgia Pacific	Half (1/2) inch white rock- half (½) moisture restraint green board
Lighting	LED, Lithonia, GE, Commercial electric	Vanity light -Woodbury 24.5Matte-black bar Can lights, strips and fixtures
Toilets	American Standard, Kohler, or equal	Two-piece, floor mount pressure assisted, tank style, elongated toilet <1.6 gpf
Mirrors		Thirty (30) inches by twenty-four (24) inch beveled glass
Vent fans	Brone-Nutone	Model 508, two hundred seventy (270) cubic feet per minute
Caulking	Dap, Tite-bond	Elastomeric joint sealant
interior finish	Sherwin-Williams, PPG	Exterior acrylic latex with lifetime limited warranty

Dunbar Cave State Natural Area Bathroom Renovation
Dunbar Cave State Natural Area
401 Old Dunbar Cave Road
Clarksville Tennessee 37043

Tile	Florida tile, Daltile	Bathroom floor and wall, twelve (12) inch by eighteen (18) inch
Grout,	Tec power grout	
Thin set	Flex- bond	

The Contractor shall comply with all applicable local codes, standards, and regulations in execution of project.

The Contractor is requested/advised to visit job site prior to bidding and verify scope of work, dimensions, and circumstances which may exist. No allowance will be made by the state for any errors in quotation due to bidder not visiting job site prior to submitting his/her bid.

The Contractor shall be required to attend an on-site pre-construction meeting and an on-site final inspection.

After completion of work, the Contractor, a representative from Middle Tennessee regional office and park management will inspect completed work performed by the Contractor.

During work, the Contractor shall maintain a clean work area and shall remove all debris and trash from the job site upon completion of the work.

During the construction period, the Contractor shall coordinate construction schedules and operations with the State. The Contractor shall contact David Powers facilities surveyor from Middle Tennessee regional office, at 615-797-9701 office/ 615-238-1230 cell to confirm dates and times for pre-construction meeting and final inspections.

The Contractor shall provide a one (1) year warranty on all labor and materials beginning on day of acceptance by park management and Middle Tennessee Regional Office.

All workmanship, materials and methods are to conform to trade standards and practices.

The Contractor shall obtain all permits required for project.

The Contractor shall have a copy of project specifications, permits, and certificate of insurance on project site always.

Dunbar Cave State Natural Area Bathroom Renovation
Dunbar Cave State Natural Area
401 Old Dunbar Cave Road
Clarksville Tennessee 37043

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 2017 edition. 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 follow 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:

Middle TN Regional Office
2000 Jackson Hill Rd.
Burn's TN 37029
Email: Teresa.bell@tn.gov

Facilities Manager: Don Myatt, 615-218-7697, don.maytt@tn.gov

Facilities Surveyor: David Powers, 615-238-1230, David.k.powers@tn.gov