

Cub Lake Rustic Cabins Interior and Exterior Repairs  
Natchez Trace State Park  
24845 Natchez Trace Road  
Wildersville, TN 38388

This request for bids is for a contract to furnish all material, equipment, supplies and labor to renovate Cub Lake Rustic cabin 6, 7, 8 and 9 at Natchez Trace State Park.

### **General Conditions**

- 1) On-site work shall be performed between July 15, 2024, and March 15, 2025, 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 (IBC), standards, regulations, other applicable codes, manufacturer's recommendation, and best practices. Contractor is responsible for all permits and associated fees.
- 3) Only the West Tennessee Facilities Management Office (WTRO) 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 WTRO.
- 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 WTRO.
- 6) All material substitutions must be pre-approved by WTRO.
- 7) All materials shall be installed per manufacturer's recommendation and best practice.
- 8) All dimensions listed are approximate. The 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 (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.

### **Demolition**

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- 1.The Contractor shall demolish and remove all tubs, tub surrounds and toilets in four (4) bathrooms one (1) in each cabin as scheduled with the hospitality manager.
- 2.The Contractor shall demolish all flooring throughout the cabins.
- 3.The Contractor shall demolish the concrete hearth in front of the fireplaces, fireplace inserts and log assemblies.
4. The Contractor shall demolish all decayed or damaged sheetrock.
- 5.The Contractor shall demolish all existing cabinets in all kitchens.
- 6.The Contractor shall remove all exterior vinyl siding.
- 7.The Contractor shall remove all decayed and damaged flooring, sub-flooring, and support joist.
- 8.The Contractor shall remove wood blocks that are attached to metal rails.
- 9.The Contractor shall remove existing shingles and felt paper.

## **Scope of New Work**

### **Bathrooms**

- 1.The Contractor work shall supply and install a new shower base in the bathroom of approximate size of the removed tub. This work shall include plumbing modifications to drains and shower as necessary. Shower base shall be sloped to the existing waste if possible. Shower base shall have no more than a four (4) inch step into the shower. The Contractor shall provide and install a new mixing valve and shower head.
2. The Contractor shall supply and install Mincey Marble shower base and Mincey marble panels or another one-piece shower panel system that is equal to or better on walls to the ceiling square for shower surround.
3. The Contractor shall provide and install sliding shower doors. The doors shall be clear obscured, tempered safety glass complete with lower guide rail/track.

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4.The Contractor shall supply and install ceramic tile on floors and walls to the ceiling square. Mincey Marble or an equal product shall be used as a shower surround.

5.The Contractor shall provide new high-profile toilets in all bathrooms.

6.The Contractor shall repair any damage found on the ceiling. The Contractor shall paint ceilings with two (2) coats high quality ceiling paint in bright white.

**Note: Cabin #7 has water damage so more sheetrock, insulation, and paint will be needed. The Contractor is responsible for inspecting water damaged areas for mold and, if found, the Contractor shall prep, clean and repair areas.**

8.The Contractor shall provide and install new LED lighting in bathrooms. Fixture number shall not change. Hospitality manager shall pick lighting fixtures.

9.The Contractor shall install new Corian countertops with integrated sinks in all bathrooms.

**The hospitality manager shall pick tile style, pattern, and colors. Hospitality manager shall pick light fixture style, color, and pattern from samples provided by the Contractor.**

#### Ceiling

**Note: Cabin #7 has water damage so more sheetrock, insulation, and paint will be needed. The Contractor is responsible for inspecting water damaged areas for mold and, if found, the Contractor shall prep, clean and repair areas.**

1.The Contractor shall repair and replace all damaged sheetrock and clean ceiling for painting.

2.The Contractor shall repair any damage found on sheet rock ceilings throughout the cabin. This work shall include cracks, failed tape joints, nicks, cuts, dents, and scratches. The Contractor shall paint with a high-quality primer and then apply two (2) coats of high quality bright white ceiling paint.

#### Interior Walls

**Note: Cabin #7 has water damage so more sheetrock, insulation, and paint will be needed. The Contractor is responsible for inspecting water damaged areas for mold and, if found, the Contractor shall prep, clean and repair areas.**

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- 1.The Contractor shall repair any damage found on interior walls throughout cabins including joint cracks, scrapes, special attention should be paid to kitchen area behind range. These areas shall be cleaned grease free before primer is installed.
- 2.The Contractor shall clean all wall surfaces and prep walls and repaired areas for primer coat. The contractor shall paint all interior walls with 2 coats of high-quality paint. **Paint color choices shall be decided by the hospitality manager and may vary by room.** Bedroom wall color may vary from kitchens/living areas.
- 3.The Contractor shall provide a splatter guard behind the kitchen range. This shall be clear polycarbonate non-yellowing sheet, Lexan or equal, anchored to the wall with decorative fasteners. No visible glue shall be used.
- 4.The Contractor shall replace all interior doors with a six (6) panel wood door. The Contractor can reuse existing frame or supply and install pre-hung doors whichever is most cost effective. Doors shall be stained and sealed.
- 5.The Contractor shall clean and stain to match existing wood walls before sealing new interior wood walls with clear sealer in all cabins.
- 6.The Contractor shall clean all molding and trim. A light coat of stain to match shall be added to areas in need of additional color. The Contractor shall apply two (2) coats of high-quality latex gloss sealant.
- 7.The Contractor shall use two (2) inch live edge cedar to encapsulate fireplace mantle. This work shall create a box/cedar log look with, finished dimensions of twelve (12) inches by twelve (12) inches square. This shall be sealed with clear seal to preserve the wood appearance.
- 8.The Contractor shall replace the gas fireplace inserts and logs with new inserts and logs. The new inserts shall have bi-fold glass doors of tempered safety glass heat restraint.
- 9.The Contractor shall provide any touch up work on the wood surrounding the window wall. This work shall include stain in areas where stain is light in color. The Contractor shall provide and install two (2) coats of high gloss sealer to all woodwork around the window wall.

**Plumbing**

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- 1.The Contractor shall install new cut-off valves with value box before water line enters all four (4) cabins. The Contractor shall use SharkBite Max three-fourths ( $\frac{3}{4}$ ) inch ball valve brass cut-off or an approved equal.
- 2.The Contractor shall use three-fourths ( $\frac{3}{4}$ ) inch pex-blue from the water valve outside to make new entry into all four cabins.
- 3.The Contractor shall replumb the entire cabin with pex-red hot/ blue - cold water lines. The Contractor shall also include provisions for a dish washer hot/cold lines and waste.
- 4.The Contractor shall run water lines above the ceiling, The Contractor shall remove insulation from under run location. Lines shall be anchored in place and runs both blue and red shall be one piece with no connections until the bathroom. The Contractor shall supply and install 6ML plastic sheeting in a tent manner to encapsulate plumbing lines to comfort heated space. The Contractor shall supply and install R-19 batt insulation over the 6 ML plastic sheeting. The Contractor shall provide and install six (6) inches of blow in insulation over the entire attic space with an emphasis on covering the R-19 batts with six (6) inches blow in.
- 5.The Contractor shall install a new insulated outdoor gas water heater to the exterior wall on the HVAC unit side of the cabin. The Contractor shall mount unit to the cabin and insulate unit and all lines. The Contractor shall install new gas lines with cut-off valves and water lines to unit.

### Flooring

- 1.The Contractor shall ready floors space for new luxury vinyl tile (LVT) flooring. Any subfloor that appears weak shall be braced. The Contractor shall use floor leveling compound at any crack, seam, and the transition.
- 2.The Contractor shall provide and install glue down LVT flooring throughout each of four (4) cabins. **The hospitality manager shall choose color, pattern, and style from Contractor supplied samples.**
- 3.The Contractor shall leave the new LVT flooring in the cabins for a minimum of 48 hours to allow flooring to anneal to the cabin temperature.

### Exterior Repairs and Paint

- 1.The Contractor shall remove existing siding and install new lap Hardie board or equal siding.

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2.The Contractor shall pressure wash the entire cabin. The Contractor shall repair all mortar joints (point) as needed and tint and seal the brick areas twice.

3.The Contractor shall replace all flashing around chimney, repair mortar joints (point) as needed and seal chimney. The Contractor shall cap chimneys with ventless metal chimney cap.  
**The hospitality manager shall choose color of cap.**

4.The Contractor shall paint all siding with two (2) coats high quality paint color to be chosen by the hospitality manager. The Contractor shall paint trim with two coats of high-quality paint in a color chosen by the hospitality manager.

5.The Contractor shall remove existing decking boards and rails and replace with new lumber rock materials. The Contractor shall also replace all damaged or decayed support braces, joist and post as needed and replace with new material to match existing.

6.The Contractor shall add an eight (8) by ten (10) new section to each deck with steps to ground level. Material shall be new treated material to match existing (post and support braces) decking and rails shall be lumber rock material installed according to manufactures recommendations.

7.The Contractor shall pressure wash and clean all concrete walkways, pads, parking areas and steps on cabins 6, 7, 8, and 9.

8.The Contractor shall remove existing shingles and underlayment and replace all decayed or damaged decking and rafters has needed with new material to match existing.

9.The Contractor shall replace all exterior doors with new to match existing.

10.The Contractor shall install new window screens on all windows.

11.The Contractor shall paint electrical riser.

12.The Contractor shall install new high temperature ice/water shield to entire roof area according to manufacturer's recommendations.

13.The Contractor shall install EDCO or equal Shake/Slate metal roof system on all four (4) cabins according to manufacturer's recommendations. The hospitality manger shall choose color, pattern, and style of metal roof system.

14.The Contractor shall install new flashing, vent boots, and provide a weather tight system.

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15.The Contractor shall install new cedar signs to all cabins. Signs shall be ten (10) by twelve (12) inch sealed and with reflective safety paint. The Contractor shall attach sign to rails by steps.

16.The Contractor shall remove existing wood blocks and install new stainless-steel cables through rails and sand. The Contractor shall scrape and clean rails before applying to coats of metal paint to rails.

17.The Contractor shall remove existing fascia metal, repair all damaged fascia with new material to match existing and install fascia metal and new five (5) inch gutters and down spouts. All colors shall be chosen by hospitality manger.

### **Appliances**

1.The Contractor shall supply and install new energy star rated appliances.

2.The refrigerator shall be thirty-eight (38) cubic feet minimum with top freezer.

3.The range shall be equal to the existing.

4.Microwaves shall be a minimum one point one (1.1) cubic feet.

5. Appliances color shall be the hospitality manager choice from options provided by the Contractor. All four (4) cabins shall match.

### **Lighting**

1.The Contractor shall replace the living room ceiling fans with a style and color chosen by the hospitality manager. The Contractor shall also replace bedroom ceiling fans with fans from the managers choice.

2.The recessed kitchen florescent light shall be removed, and sheet rock shall be repaired by the Contractor. The Contractor shall replace this with three (3) twenty-four (24) inch by twenty-four (24)-inch bright white flat panel light fixtures.

3. The Hospitality manager shall choose all lighting fixtures.

4.The Contractor shall replace the living room flood lights above with bright white strips 5000K or better.

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5.The contractor shall replace the bathroom exhaust fans with two hundred fifty (250) cubic feet per minute exhaust fan light combos.

6.The remaining lighting interior and exterior shall be replaced within the same footprint with management choosing style and patters from choices provided from the contractor.

### **Cabinets**

1.The Contractor shall be responsible for all measurements needed to install new custom built, solid oak or hickory cabinets with vanity to all four (4) cabins and for the installing of all new appliances to fit cabinets. **The hospitality manager shall choose color, pattern and style from Contractor provided samples.**

2.The Contractor shall be responsible for installing a new vanity with countertop to match. **The hospitality manager shall choose color, pattern, and style.**

3.Cabin #7 has a cabinet style island; The Contractor shall remove and replace with new custom-built solid oak or hickory to match cabinets with countertop to match. The Contractor shall supply power for island to meet code.

4.The Contractor shall install new sand cast medium bronze hardware to all cabinets and vanities.

### **Interior**

#### **1. Tile work:**

- a. Concrete floor shall be primed using Sherwin Williams Prep Rite prior to tile installation.
- b. All tiles shall be installed with thin set.
- c. For tile that is installed to green board, tile mastic shall be used.
- d. All green board shall be half (½) inch.
- e. Attach green board to framing as follows: Install a minimum of ten (10) mil plastic over framing. Then attach green board to framing with green board screws, twelve (12)-inch on center.
- f. All joints, inside and outside corners, shall 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.



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**Electrical:**

1. All new electric wiring installed for new electric fixtures shall be installed as per code.
2. The Contractor shall Install new ventilation fan. Fan shall be vented into the attic. Fan shall be placed on occupancy sensors with adjustable time on capabilities.
3. New GFCI outlets shall be installed in existing plug-in mechanical room.
4. All outlet covers shall be installed.

**Plumbing and Plumbing Areas:**

1. All water lines to be PEX (Uponor System) with cut-offs.
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.

<b>Item</b>	<b>Approved Brand or Pre-Approved Equal</b>	<b>Specific Requirements</b>
<b>Appliances</b>	<b>GE, Samsung, Amana Energy star rated</b>	<b>Refrigerator 38 cubic feet top freezer, Microwave 1.1 cubic feet, Range like for like</b>
<b>Lighting</b>	<b>LED, Lithonia, GE, Commercial electric</b>	<b>Vanity light -Woodbury 24.5Matte-black bar  Can lights, strips and fixtures</b>
<b>Toilets</b>	<b>American standard, Kohler, or equal</b>	<b>Two-piece, floor mount pressure assisted, tank style, elongated toilet &lt;1.6 gpf</b>
<b>Mirrors</b>		<b>30 inches by 24 inch beveled glass</b>

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<b>Vent fans</b>	<b>Brone-Nutone</b>	<b>Model 508, 270 cfm</b>
<b>Caulking</b>	<b>Dap, Tite-bond</b>	<b>Elastomeric joint sealant</b>
<b>Exterior &amp; interior finish</b>	<b>Sherwin-Williams, PPG</b>	<b>Exterior acrylic latex with lifetime limited warranty</b>
<b>Water Heater</b>	<b>A.O. Smith</b>	<b>Signature Series 8-GPM 1900-BTU</b>
<b>Tile</b>	<b>Florida tile, Daltile</b>	<b>Bathroom floor and wall 12 inch by 18 inch</b>
<b>Grout,</b>	<b>Tec power grout</b>	
<b>Thin set</b>	<b>Flex- bond</b>	
<b>Fireplace insert</b>	<b>Duluth forge, Majestic</b>	<b>32000 BTU</b>
<b>Cedar mantel</b>	<b>Local sourced</b>	<b>Cedar mill</b>
<b>Shower surround's</b>	<b>Mincey-Marble</b>	<b>Stacked wave</b>
<b>Shower doors</b>	<b>Tracked sliding</b>	<b>Misemo, Dreamline, Madison</b>
<b>Shower head</b>	<b>Delta, Kohler</b>	<b>Two in one 4 spray pattern, 6-inch wall mount</b>
<b>Ice and water shield</b>	<b>Grace</b>	<b>Ice/water shield HT</b>
<b>Metal Roof</b>	<b>EDCO</b>	<b>Shake/Slate</b>
<b>Stainless Steel Cable</b>	<b>Tongmo</b>	<b>Black T316 Stainless Steel Cable 1/8"</b>
<b>Towel bar</b>	<b>Delta</b>	<b>Silverton 24 inch</b>
<b>Toilet paper dis.</b>	<b>delta</b>	<b>Silverton pivoting in chrome</b>
<b>Cabinets/Vanity</b>	<b>Custom Built</b>	<b>Oak or Hickory</b>

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<b>Doors Exterior</b>	<b>Jeld-wen</b>	<b>6 light 2 panel back door, front door 6 panel</b>
<b>Doors Interior</b>	<b>Kimberly bay, Jeld-wen, Masonite</b>	<b>Colonial 6 panel</b>
<b>Deck seal</b>	<b>Flood</b>	<b>Clear</b>
<b>Plastic sheeting</b>	<b>Uline</b>	<b>6-ml</b>
<b>Insulation batts</b>	<b>Johns-Manville, Owens corning</b>	<b>R-19</b>
<b>Blown in Insulation</b>	<b>Inssanc</b>	<b>Cellulose 6 inches deep</b>
<b>Floor leveling compound</b>	<b>Henry, Simple prep, Level Pro,</b>	
<b>Flooring</b>	<b>Mannington, Tilebar, Coretec, Duralux,</b>	<b>12 ML with a 3 to 6 ML wear layer</b>
<b>Plumbing</b>	<b>Pex-A</b>	<b>Stainless fittings and compression rings.</b>
<b>Waste lines</b>	<b>PVC</b>	<b>Schedule 40</b>

Paint Specifications

1) 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 shall be filled with approved caulk.

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- c) Glossy surfaces of old paint shall be dulled.
- d) Prepared surface shall be protected by use of specified and approved primer.
- e) Surface shall be inspected by park Facilities Management representative prior to coating application; however, prepared non-protected metal substrates shall be immediately primed.

2) COATING APPLICATION

- a) Coating may be applied by brush, applicator pad, roller, conventional or airless spray in a minimum of two coats or as otherwise specified.
- b) Specific dry film thickness recommended by manufacturer shall be achieved.
- c) Even coats, of complete coverage, which are free from sags, drips, streaks, and bubbles shall be obtained.
- d) Mixed coatings shall be stirred thoroughly before and occasionally during use. Do not thin.
- e) Working conditions shall be within manufacturer's recommendations.
- f) Owner shall inspect prior to each subsequent coat.
- g) All label instructions shall be followed.
- h) It shall be the responsibility of the Contractor to ensure a safe work environment for workers.
- i) Contractor shall conduct activities within park operational guidelines to limit disruption to park patrons or staff.

3) 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.

4) JOB SPECIFICATIONS:

- a) Color To be chosen by Hospitality Manager
- b) Gloss % exterior to be chosen by Hospitality Manager

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- |   |                               |
|---|-------------------------------|
| c) Tint base                              | Manufacturer's recommendation |
| d) Primer Vehicle/binder type             | Latex                         |
| e) Finish coat Vehicle/binder type        | Latex                         |
| f) Minimum coverage @ one mil DFT         | 400 to 500 sq. ft/gal         |
| g) Application method                     | Sprayed, rolled, or brushed.  |
| h) Acceptable surface preparation methods | Scrape/ sand.                 |

5) SUBMITTALS:

- a) Prior to beginning any work, the Contractor shall submit the following for approval:  
paint chip, primed/painted/cured substrate, paint/primer manufacturer's technical data sheet, and MSDS sheet.
- b) Wood filler, caulk and/or putty technical data sheet.

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## **Additional Conditions**

- 1) 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.
- 2) Contractor shall be responsible for determining where all utilities are on the job site and shall take care 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 shall be repaired by the Contractor within a twenty-four (24)-hour period from the time damage occurs.
- 3) 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 only with a representative of the Facilities Management Regional Office before any additional work is undertaken or materials ordered.
- 4) 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 park manager. **Work shall be conducted during the normal business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m., unless an alternate schedule is approved by Facilities Management.**
- 5) The Contractor shall schedule and attend a pre-construction conference where a pre-construction form shall be signed by Facilities Management, Contractor and Park Manager or park representative before work can begin. Contractor shall also schedule and attend a final inspection where a final inspection form shall be signed by Facilities Management, Contractor and Park Manager or park representative before final invoice shall be paid.
- 6) The Contractor shall protect areas adjacent to his work and shall be required to repair any damage they 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. Contractor shall leave residences and other buildings in a habitable manner after hours by securing unfinished openings.
- 7) Workmanship is to be warrantied for not less than one (1) year from date of final inspection. Materials shall be warrantied as per manufacturer's warranty.

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- 8) Unless otherwise indicated, all materials, equipment, and supplies shall be new and in good condition, UL listed when applicable, and all work accomplished in a manner acceptable to Facilities Management.
- 9) Cleanup of the project site shall be the responsibility of the contractor. Contractor shall 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 in accordance with all applicable laws and regulations.
- 10) Contractor, employees, and sub-contractors shall be licensed, certified, or registered as required. They shall be registered in the State of Tennessee Edison purchasing system.
- 11) 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.
- 12) At all times, the Contractor shall have a copy of project specifications, permits, and certificate of insurance on-site.
- 13) Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to:
- Susan Blankenship, 21540 Natchez Trace Road Wildersville, Tn 38388, 731-307-9718,  
[susan.blankenship@tn.gov](mailto:susan.blankenship@tn.gov)
- 14) Facilities Management Regional Contact for this project is:
- Regional Manager: Steve ODell, 731-307-9716, [steve.odell@tn.gov](mailto:steve.odell@tn.gov)
- Project Manager: Roger Blankenship, 731-307-9715 [roger.blankenship@tn.gov](mailto:roger.blankenship@tn.gov)
- Reid Mullens 731-412-4042 [reid.mullens@tn.gov](mailto:reid.mullens@tn.gov)