



Renovations of Two Residences

**Fall Creek Falls State Park
2009 Village Camp Rd
Spencer, Tennessee 38585**

This request for bids is for a Contract to furnish all material, equipment, supplies, and labor necessary to renovate two (2) residences.

General Conditions

- 1) On-Site work shall be performed between receipt of signed Contract or Purchase Order and **3/19/2027** unless a written exception is granted by the Facilities Management Regional Manager.
- 2) For this project, the Contractor and applicable subcontractors shall possess an active BC-b(sm), BC-B, BC-C or higher Tennessee Building Contractor license prior to submitting a bid. Failure of the Contractor and applicable subcontractors to provide copies of their appropriate license shall result in the disqualification of the bid. All licenses shall be verified via Tennessee Commerce and Insurance database before project award.
- 3) The Contractor shall not assign this Contract or enter into a subcontract for this project without prior written approval of Facilities Management. The Contractor's bid shall include a Declaration of Intended Use of Subcontractor(s) form that clearly states the intent to use a subcontractor, along with their name and license number. Facilities Management reserves the right to reject a bid in whole or a subcontractor, based upon failure to possess an appropriate active TN builder's license. After project award, any proposed substitution or addition of a subcontractor shall require written Facilities Management acceptance and approval before being allowed on-site or perform any work under this Contract. All subcontractors are required to have an active TN Building Contractor license for the applicable work to be performed before and throughout the project. Any proposed subcontractor failing to meet these requirements is not allowed to perform work on any portion of this project.
- 4) All work shall comply with State-approved versions of the IBC, standards, regulations, other applicable codes, manufacturer's recommendation, and best practices. The Contractor is responsible for all permits and associated fees.

- 5) We are requesting a non-mandatory pre-bid meeting to be held.
- 6) Only the Facilities Management Project Manager or Facilities Management Regional Manager can approve any alterations, modifications, and substitutions of the specifications or requirements of the project. No additional work shall be authorized unless pre-approved by either the Project Manager or Regional Manager in writing. Park/Hospitality management and staff are not authorized to make any changes, deletions, or additions to the project or accept any portion of the work. This Contract shall be modified only by a written agreement signed by all parties. Any work performed outside of the written scope with any written change orders will be the responsibility of the Contractor or others and not Facilities Management. All questions, directives, and acceptance shall come only from either the Facilities Management Regional Manager and/or Project Manager.
- 7) The Contractor shall keep the jobsite clean and safe and leave in a neat and tidy manner.
- 8) All color selections shall be provided to the Contractor by the Facilities Management Project Manager.
- 9) All material substitutions must be pre-approved prior to bid acceptance.
- 10) All materials shall be installed per manufacturers' recommendation, industry best practice, and applicable code.
- 11) All dimensions listed are approximate. The Contractor is solely responsible for verifying actual dimensions prior to ordering any materials or bidding. No allowances shall be made due to a bidder neglecting to visit the site and verifying dimensions and conditions.
- 12) All work performance under this Contract shall be under the full-time direction of the Contractor. The Contractor shall be responsible for work and performance, and damages of any subcontractors and/or independent contractors or laborers hired in connection with the work under this Contract.

Residence 1

General Scope of Work

Description of Demolition or Associated Work

All debris shall be removed from the park property and disposed of in accordance with all applicable regulations, unless specifically noted.

- 1) The Contractor shall remove all existing drywall and insulation on all walls and ceilings.
- 2) The Contractor shall remove all existing wiring, breaker box, switches, receptacles, lights and fans.
- 3) The Contractor shall remove all existing waterlines from entry to house and throughout.

- 4) The Contractor shall remove all existing drain lines throughout entire house to septic tank. Contractor shall saw cut concrete pad to install new drain lines from kitchen to bathroom. All new drain lines shall be under concrete.
- 5) The Contractor shall remove all existing flooring, cabinets, countertops and tub/shower combo.

New Work

- 1) Every aspect of this project shall be compliant with 2021 IBC Building Codes, and all materials shall be installed per the manufacturer's recommendations and requirements.
- 2) The Contractor shall provide and install new drain lines throughout house to the septic tank. All concrete trench's shall be backfilled with 4000 psi minimum concrete after drain line installation. Contractor shall provide and install all concrete to backfill trench's and make repairs to sidewalk as needed. All new drain line shall be bedded on a minimum of three (3)-inches on bottom and two (2)-inches on top of #57 stone. The Contractor shall backfill all trench's and perform final grading, Contractor shall provide and install seed and straw to all disturbed areas.
- 3) The Contractor shall provide and install new water line throughout entire residence. All couplings used shall be brass.
- 4) The Contractor shall provide and install new wiring, breaker box, 200 amp transfer switch, conduit, switches, receptacles, switch/light boxes and all covers. New breaker box shall be a 200-amp 40 slot box. New Transfer switch shall be installed on exterior wall below weather head.
- 5) The Contractor shall provide and install new insulation in all exterior walls and attic. Wall insulation shall be a minimum of R-15 and attic insulation shall be a minimum of R-38.
- 6) The Contractor shall provide and install new drywall on all walls and ceilings. The existing door in the bathroom shall be removed and made into a drywall finished opening. All drywall shall have a level 4 finish. Kitchen and laundry/bathroom shall have moisture resistant drywall installed.
- 7) The Contractor shall provide and install four (4) new ceiling fans, two (2) can lights in kitchen, one (1) can light in hallway, one (1) can light in laundry room and one (1) light above vanity mirror in bathroom. All new light locations are same as existing. The Contractor shall provide and install two (2) new pendant lights above new sink spaced evenly and one (1) new exhaust fan/light combo in bathroom.
- 8) The Contractor shall provide and install one (1) exterior ceiling mounted light, two (2) exterior wall mounted lights and two (2) exterior flood lights.
- 9) The Contractor shall provide and install the custom cabinet/countertop plan for this structure this plan includes all cabinets, vanities, countertops, sink bowls and hard-wear. Plan does not include water fixtures and supply lines.
- 10) The Contractor shall provide and install tile on entire kitchen backsplash. Grout lines shall be one eighth (1/8)-inch wide and color to match tile as close as possible.
- 11) The Contractor shall provide and install new water faucets, supply lines, and water shutoff valves on new kitchen and bathroom sinks. Shutoff valves shall be easily accessible.
- 12) The Contractor shall provide and install one (1) new recessed cabinet mirror above vanity sink, one (1) new tub with custom tile from the tub to the ceiling, water fixtures and floor

- drain in tub and a four (4)-piece bathroom hardware set locations for all hardware will be giving by project manager upon installation. New tub shall sit on a concrete pad.
- 13) The Contractor shall install new refrigerator and microwave range provided by the park. The Contractor shall provide and install water line with shutoff to supply new refrigerator.
 - 14) The Contractor shall provide and install two (2) new interior doors with door knobs. New doors shall be installed in the entrance to the bedroom and the laundry room. The Contractor shall remodel entrance to living room, new entrance shall be forty-eight (48)-inches wide with drywall finished opening.
 - 15) The Contractor shall provide and install all materials to construct two (2) new two (2)-feet x seven (7)-feet closets in each corner of the bedroom. Studs shall be laid out on sixteen (16)-inch centers. Both closets shall have two (2) thirty (30)-inch x eighty (80)-inch bifold closet doors installed, doors shall be spaced evenly. Closets shall have two (2) sets of shelving, one (1) set at thirty-six (36)-inches from the floor and one (1) set at twelve (12)-inches from the ceiling. All shelving shall also include a rod. Contractor shall provide all materials.
 - 16) The Contractor shall provide and install one (1) new attic access latter located in the bedroom.
 - 17) The Contractor shall provide and install new LVP flooring through out entire house. Flooring shall be glued down and all transitions shall be smooth from room to room. Flooring shall be installed per manufacturers recommendations and include all glue and underlayment requirements for installation on concrete pad.
 - 18) The Contractor shall provide and install new baseboard, crown mold, trim and returns around all windows and doors. All trim shall be painted the color white. All nail holes and cracks shall be filled with caulking before painting.
 - 19) The Contractor shall provide and install two (2) coats of new interior paint on all walls and ceilings. Ceilings shall have smooth finish and painted color white.
 - 20) The Contractor shall allocate an amount of three thousand dollars and zero cents (\$3,000.00) for material cost only to repair any unforeseen rotten/decayed wood.
 - 21) The Contractor shall install new electrical panel on interior utility room wall a minimum of thirty-six (36) inches away from washer and dryer. New electrical service shall be underground a minimum of three (3) feet from new drain line. Contractor shall cut and cap existing weather head. The Contractor shall provide and install all wiring and conduit.
 - 22) For bidding purposes, the Contractor shall bid on installing a minimum of one hundred (100) feet of new drain line.

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Bathtub	Kohler	Lowe's Model #1242-RA-0
Bathtub Accessories	Kohler	Lowe's Model #7272-BV
Insulation	Rockwool	Exterior Walls- R-15 Attic insulation R-38
Electrical Panel	Siemens, Square D	200-amp 40-slot,

Renovations of Two Residences

Transfer Switch	ITE, Ge	200-amp, manual.
Drywall	Toughrock	1/2-inch thick.
Can Lights	Halo	6-inch, White, LED. Qty:4
Flood Lights	Lithonia	Lowe's Model# HGXLED2RH40K120DBCP2
Exterior Wall Light	Maxxima	Lowe's Model# Mel-6150BW, QTY- 2
Exterior Ceiling Light	Project Source	Lowe's Model# AL0342M-F, QTY-1
Kitchen Pendant Lights	Henveton Jasslyn	Lowe's model# PGY0030-1GA. Qty:2
Backsplash Tile	Ivy Hill	Home Depot Model# EXT3RD105190
Shower Tile	Giorbello	Home Depot Model# G8311, Natural Grey Grout color.
Ceiling Fans	Hunters	Lowe's Model# 51091 QTY:4
Kitchen Faucet	Arcora	Lowe's Model# AR7105700G
Bathroom Vanity Faucet	BYH	Lowe's Model# WH-1010-AT
Shower Head/Controls	Delta	Lowe's Model# 144895-CZ-I
Vanity Light	Progress Lighting	Lowe's Model#P2992-163
Exhaust Fan/Light Combo	Akicon	Lowe's Model# AK13110N4-B
Bathroom Mirror	Vanityfus	Lowe's Model#VF-FF-12260
Shower Rod	Moen	Lowe's Model# DN2141BL
Hardware Set For Bathroom	Anqtovp	Home Depot Model# 29CSA11596
Plug/Switch Covers	Allen + Roth	Lowe's Model# Z1768D-ABH, Plug Covers Lowe's Model# Z1768T-ABH, Switch Covers
Crown mold	Architectural Products by Outwater	Lowe's Model# 3P5.37.00968
Baseboard	Royal	Lowe's Model# 5074439
Window/Door Trim	Reliabt	Lowe's Model# 35670FJPM
Interior Door	Reliabt	Hollow Cor 3-panel, color white
Door Knobs	Kwikset	Lowe's Model# 93002-941 QTY-2
Closet Doors	Reliabt	Lowe's Model# W10082902
Closet Shelves	ClosetMaid	Lowe's Model# 5445
Closet Shelf Bracket	Knap & Vogt	Lowe's Model# 214892
Cabinet/Countertop Plan,	Randy Wilkerson Cabinetry	Plan# PW062161, Phone# (931) 979-0149
Flooring/Glue	Happy Feet	Dynamic Stick series, Item# HF1312 Ocean City

Caulking	Dap	Dynaflex 230
Paint	Sherwin Williams	Limited Lifetime Warranty super paint, paint type: Paint code for wall color- SW 7638
Seed	Pennington	Lowes Model# 2149601476

Residence 2

General Scope of Work

Description of Demolition or Associated Work

All debris shall be removed from the park property and disposed of in accordance with all applicable regulations, unless specifically noted.

- 1) The Contractor shall remove two (2) existing exterior doors. These doors shall be saved for reinstalling in opposite locations.
- 2) The Contractor shall remove all existing soffit and fascia board. Contractor shall temporarily remove gutters to make repairs on fascia and soffit, the existing gutters shall be reinstalled after repairs and installation of fascia board soffit and paint.
- 3) The Contractor shall remove existing rear deck.
- 4) The Contractor shall dig approximately three hundred (300)-feet of ditches to install solid perforated pipe.

New Work

- 1) Every aspect of this project shall be compliant with 2021 IBC Building Codes and all materials shall be installed per manufacturer's recommendations.
- 2) The Contractor shall provide and install all lumber to frame new walls around three (3)-sides of the existing carport. New walls shall start at the top of the block walls and finish on the bottom of the carport ceiling. The Contractor shall install one cased opening in the existing opening location; this opening shall finish out at eight (8)-feet tall from the top of concrete floor. All walls shall be made of two (2)-inch by four (4)-inch studs, seal plate shall be pressure treated and anchored to existing blocks with one half (½)-inch anchors twenty-four (24)-inches on center. The Contractor shall provide and install anchors. All walls shall be laid out on sixteen (16)-inch on centers. The Contractor shall provide and install new sheathing, tape and nails on all three (3)-sides, inside and outside of carport. The Contractor shall tape every joint in sheathing; sheathing shall be installed using hot dipped galvanized ring shank collated framing nails. The Contractor shall provide and install tongue and groove pine on the entire surface of the ceiling on carport. The Contractor shall provide and install new lap siding and trim to match existing siding on residence on all new walls inside and out of carport. All new siding and trim shall be installed using hot dipped galvanized ring shank collated siding nails. The Contractor shall provide and install new soffit and fascia board on all overhangs of

carport. The Contractor shall provide and install new coil stock to wrap fascia and new gutter on front side of carport, coil stock and gutters shall be color musket brown. New gutters shall be six (6)-inch k-style. The Contractor shall provide and install new gutter guards on all old and new gutters on both the house and the carport. The Contractor shall caulk all nail holes and seams around all trim and siding. The Contractor shall provide and install two (2)-coats of primer and paint on all existing and new siding on the carport.

- 3) The Contractor shall provide and install new fascia board and vented soffit on all overhangs of residence. The Contractor shall provide and install new metal coil stock on all new fascia board, color of coil stock to be musket brown. The Contractor shall provide and install new gutter guards on all existing gutters, gutters shall be cleaned before gutter guard installation and reinstalled on residence. The Contractor shall provide and install new flashing, mortar and sealer on chimney of residence. New flashing shall match existing color of metal roof, new flashing shall be a minimum of six (6)-inches tall and long enough to extend pass the nearest rib of metal roof, flashing shall be imbedded a minimum of one half (½)-inch in the side of chimney, all edges shall be siliconed to ensure no water leakage. The Contractor shall re-tuck point any missing or cracked mortar seams on chimney. The Contractor shall clean chimney and install two (2)-coats of sealer on entire chimney. The Contractor shall provide and install two (2)-coats of primer and paint on the entire residence including foundation.
- 4) The Contractor shall remove the existing half light exterior door and the existing metal door on rear of residence. The half light door shall be installed in the existing location the metal door was installed. The metal door shall go into the existing location of the half light door. Both doors shall be adjusted and operate smoothly. Doors shall have the same reveal on all sides.
- 5) The Contractor shall provide and install one (1) new storm door on front door. New storm door shall operate smoothly and have the same reveal on all sides. The Contractor shall provide and install two (2) coats of paint on new storm door, paint color to match existing door color.
- 6) The Contractor shall provide and install all materials listed in approved brands to install a new rear deck. New deck shall match existing layout and size. All new framing shall be pressure treated, new joist shall be laid on sixteen (16)-inch centers and have tape installed on top side of joist where deck boards will sit. The Contractor shall install two (2) runs of boarder decking design. All sides shall have skirt board and lattice installed to hide any raw lumber. New four (4)-inch by four (4)-inch post shall be a minimum of twenty-four (24)-inches in the ground with a minimum of four (4)-inch's of 3000 psi concrete surrounding all sides of post.
- 7) The Contractor shall provide and install new concrete on the front and sides of carport. Total square feet of new concrete is approximately one hundred seventy-five (175)- square feet, concrete shall be a minimum of 4000 psi and four (4)-inches thick. The Contractor shall provide and install fifty-seven (57) stone, a minimum of four (4)-inches thick in all areas concrete is to be installed. The Contractor shall provide and install a vapor barrier and steel per code. Concrete shall have level/flush transitions to adjacent concrete, new concrete shall have a smooth finish to match existing.

- 8) The Contractor shall provide and install approximately three hundred (300)-feet of four (4)-inch solid perforated drain pipe. Trench's for drain pipe is to be a minimum of twelve (12)-inches deep to maximum twenty-four (24)-inches deep. New drain pipe shall run to five (5) downspouts. The Contractor shall provide and install all downspout adapters and couplings needed. New perforated pipe shall have a minimum of a one eighth (1/8)-inch fall per foot and go to daylight in the nearest wood line a minimum of five (5)-feet from the yard line. The Contractor shall provide and install a six (6)-inch PVC sleeve in the trench under new concrete slab for the four (4)-inch solid perforated pipe to run through.
- 9) The Contractor shall backfill all trenches and perform final grading in all disturbed areas. The Contractor shall provide and install seed and straw on all areas that were disturbed.

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Sheathing	Zip System	7/16-inch OSB Sheathing
Siding/soffit/trim	James Hardie Board	Primed HZ10 Straight Fiber Cement Cedarmill
Deck boards	Trex	Lowes Model# TS010616E2G01. Color – Toasted Sand
Deck Facia boards	Trex	Lowes Model# TS011212E2S01. Color- Toasted Sand
Handrails	Trex	Lowes Model# BKRD0636HENKRT. Color- Charcoal Black
Post	Trex	Post Sleeve- Lowes Model# BK040448APS. Post Base Skirt- Lowes Model# 890001. Post Cap-Lowes Model# 890005. Color- Charcoal Black
Joist Tape	Trex	Lowes Model# TP0033
Deck Lattice	Style Selections	Lowes Model# 73055832. Color- Black Lattice Cap- Lowes Model# 73055842
Gutter Guards	WaterLock	Goldgaurd Micromesh 6-inch. Color to match color of existing gutters as close as possible.
Sealer	Chimneyrx	Home Depot Model# 300119
Paint	Sherwin Williams	Limited Lifetime Warranty, Superpaint, Color SW 6187
Caulking	Dap	Dynaflex 230

Additional Terms and 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) The 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 demolition/construction. This shall include any underground utilities around the job site area. If damage occurs, it shall be repaired within a twenty-four (24) -hour period from the time damage occurs.
- 3) The 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 successful 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. The 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. The Contractor shall protect work of other trades. The Contractor shall correct any painting related damage by cleaning, repairing, or replacing, and refinishing as directed by Facilities Management. The Contractor shall leave residences and other buildings in a habitable manner after hours by securing unfinished openings.
- 7) Workmanship shall be warrantied for not less than one (1) year from date of final inspection. Materials shall be warrantied as per manufacturer's warranty.
- 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) Clean up of the project site shall be the responsibility of the Contractor. The Contractor shall assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. The Contractor shall clean up and haul away all scrap when work is completed to an approved location off state property.
- 10) At all times, the Contractor shall have a copy of project specifications, permits, and Certificate of Insurance on-site.
- 11) The Contractors and all subcontractors are not authorized to day laborers or temporary labor on this project without the express written permission of Facilities Management.
- 12) Note: Before the Contract resulting from this Invitation to Bid is signed, the apparent successful proposer shall 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.
- 13) Invoice shall be submitted for payment not before project completion and final project acceptance but also no later than ten (10) days after project completion and acceptance. A copy of the invoice shall be submitted to: Becky Johns, Becky.Johns@tn.gov, 2000 Jackson Hill Rd, Burns, TN 37029.
- 14) Facilities Management Regional Contacts for this project are:

Regional Manager: Mark Harris, (615) 218-7697, Mark.Harris@tn.gov

Project Manager: Seth Greenwood, (615) 306-9616, Seth.Greenwood@tn.gov