

Camp Store Renovation

**Henry Horton State Park
2991 River Rd.
Lewisburg, Tennessee 37034**

This request for bids is for a contract to furnish all material, equipment, supplies, and labor necessary to renovate the interior of the building, extend the retail space, replace the electrical system, installing a Mini-Split HVAC system and building storage space.

General Conditions

- 1) On-Site work shall be performed between receipt of signed contract or purchase order and March 3rd, 2027, unless a written exception is granted by the Facilities Management Regional Manager. All camp store work shall be done between December 14th, 2026, and March 3rd, 2027.
- 2) For this project, the Contractor and applicable subcontractors (subcontractor's, vendors, trade partners, installers, or any other term) shall possess an active BC-B sm, BC-B, or BC-C and CE and CMC Tennessee Building Contractor license prior to submitting a bid. Failure of the contractor and applicable subcontractors to provide copies of their appropriate license(s) 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 (vendor, trade partner, installer, or any other term), 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 Tennessee Building Contractor license. After project award, any proposed substitution or addition of a subcontractor shall require written Facilities Management acceptance and approval before the subcontractor may enter the project site or perform any work under this Contract. All subcontractors performing work under this Contract shall possess and maintain an active Tennessee contractor license, regardless of the dollar value of the subcontracted work. Any proposed subcontractor that does not meet this requirement shall not be permitted to perform work on any portion of this project.

- 4) All work shall comply with state-approved versions of the International Building Code (IBC), standards, regulations, other applicable codes, manufacturer's recommendations, and best practices. Contractor is responsible for all permits and associated fees.
- 5) 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.
- 6) Contractor shall keep the jobsite clean and safe and leave in a neat and tidy manner.
- 7) All color selections shall be provided to the contractor by the Facilities Management Project Manager.
- 8) All material substitutions must be pre-approved prior to bid acceptance.
- 9) All materials shall be installed per manufacturers' recommendation, industry best practice, and applicable code.
- 10) All dimensions listed are approximate. 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.
- 11) 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.

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) Contractor shall remove all fencing and other building material from the perimeter

of the back porch and side porch sections of the building.

- 2) Contractor shall remove two (2) wall hydrants.
- 3) Contractor shall remove the existing interior rear storage wall. This shall go from the left side of the existing closet door to the right side of the existing passageway. This includes cutting the drywall on the ceiling for the LVL beam to be installed upon the ceiling rafters.
- 4) Contractor shall remove three (3) entrance doors, one (1) interior restroom door and six (6) windows. This includes their frames, and all associated trim.
- 5) Contractor shall remove interior wall finishings and wall framing at three (3) of the window locations.
- 6) Contractor shall remove the existing 175-amp electrical panel and all wiring throughout the building. This shall be complete re-wiring of the building.
- 7) Contractor shall remove all existing lighting fixtures, outlets, switches, HVAC disconnects and all other electrical devices.
- 8) Contractor shall remove one (1) toilet, one (1) vanity and one (1) medicine cabinet mirror.
- 9) Contractor shall demo the restroom ceiling down to its rafters and the walls down to its studs.
- 10) Contractor shall remove steel pipe that is protruding from the ceiling and the attic access door and framing.
- 11) Contractor shall remove all flooring throughout the entire building. This also shall include cutting concrete around the floor drain.
- 12) Contractor shall remove all HVAC air registers and air filter grille and reinstall at the end of the project.

New Work

Wall Construction

- 1) Contractor shall provide and install approximately 100-linear feet of exterior rated wall framing. This shall be with new, 2-inch x 4-inch pressure treated and non-pressure treated lumber. All bottom plates shall be pressure-treated lumber installed upon a sill seal foam gasket. Bottom plate shall be fastened with galvanized wedge anchors. Stud layout shall be 16-inch-on center. All corners shall be framed as California stud layouts. Fastening shall be with 3-inch hot-dipped galvanized ring shank framing nails.
- 2) Contractor shall provide and install three (3) rough openings for two (2) 5-foot roll-up doors and a 36-inch door. Roll-up doors shall be framed as a set-back (off-set) rough opening and centered between the existing support post layout. All headers shall be a double (2-ply) installation.
- 3) Contractor shall provide and install 2-inch x 4-inch non-pressure treated lumber for purlins (blocking) between the overhang rafter tails. This shall include two (2) boards per rafter spacing. Lumber shall be fastened with hot-dipped galvanized ring shank framing nails.

Rough Opening Fill-Ins

- 4) Contractor shall provide and install 2-inch x 4-inch non-pressure treated lumber for a fill-in of three (3) window rough openings. Two (2) will be on the north facing wall and one (1) will to the left of the front entrance (left when entering building). Stud on centers shall be 16-inches. Fastening with 3-inch hot-dipped galvanized ring shank framing nails.

Box Framing South Facing Wall

- 5) Contractor shall provide and install 2-inch x 4-inch non-pressure treated lumber for a box frame around the water main entrance at South facing window location. This shall encompass the entire length of this wall and terminate at the height of the base of the window.
- 6) Contractor shall provide and install western red cedar for wall finishing of the box frame on the South facing wall. This shall be laid out as a board and batten with

battens on 16-inch centers. Fastening of cedar finishings shall be with 305 stainless steel trim head screws. Installation shall be square, flush and clean.

Sheathing

- 7) Contractor shall provide and install new Huber ZIP System sheathing for the newly constructed exterior walls. Fastening shall be with 2½-inch hot-dipped galvanized ring shank nails (with head). All seams shall be taped with the Huber ZIP System Flashing Tape.

Flashing

- 8) Contractor shall provide and install new, brown 10-inch wall base flashing along the entire length of all new sheathing installed. This shall extend to a height of 4-inches onto the sheathing and shall be wrapped over the concrete slab edge with a 2-inch. Flashing shall be set upon a bed of 100% silicone along all points of concrete contact. Horizontal overlapping of flashing shall be a minimum of 4-inches with butyl-based tape. Overlaps shall be fastened with two (2) aluminum rivets.

Exterior Wall Finishing

- 9) Contractor shall provide and install LP SmartSide for the soffit and siding on the newly constructed walls and the existing overhang. All of these shall have a cedar grain finish. These shall be fastened with 2½-inch hot-dipped galvanized ring shank nails (with head). All butt seams and nail divots shall be caulked before battens are installed. Soffit shall be trimmed out as picture frame style. This shall also include the three (3) rough opening fill-ins.
- 10) Contractor shall provide and install LP SmartSide of the trim and battens on the newly constructed walls and existing overhang. These shall be fastened with a hot-dipped galvanized 15-gauge finishing nails. Walls shall be trimmed out as picture frame style. Corners shall be doubled. All trims shall be 3½-inch in width. Batten strips shall be of the same dimensions and 8-inch on center layout as the existing battens. Soffit shall have battens installed to line up with wall battens. This shall also include the three (3) rough opening fill-ins.

Wall Hydrants

- 11) Contractor shall provide and install two (2) new wall hydrants, copper pipe and all necessary fittings to re-route two (2) waterlines to the new hydrant locations. There shall also be unions and isolation valves at each wall hydrant location. One wall hydrant location shall have a tee with an additional isolation valve and cap roughed in

at 48-inches from the floor. All fittings shall be pro-press fittings. Copper pipe shall be Type-L. Penetrations shall be caulked with 100% silicone brown in color.

- 12) Contractor shall provide and install pipe insulation and 2-hole pipe straps on all installed copper waterlines. Strapping shall be every 6-foot of horizontal run and at every turn.

Insulation

- 13) Contractor shall provide and install closed cell spray foam insulation for the ceiling and all newly constructed walls of the storage area. This shall be shaven to provide a flush finish on all surfaces. This shall also include the three (3) rough opening fill-ins.

Interior Wall Finishing (Storage Area)

- 14) Contractor shall provide and install new ½-inch OSB Sheathing for the interior side of all newly constructed walls. These shall be fastened with 2-inch hot-dipped galvanized ring shank nails. Sheathing shall be installed on a staggered layout pattern.

Painting of Exterior Walls

- 15) Contractor shall provide pressure washing of the entire exterior framing, siding, trim and overhangs of the entire structure in preparation to painting.
- 16) Contractor shall provide and apply two (2) coats of exterior grade Sherwin Williams primer and paint to all exterior framing, siding, trim and overhangs of the entire structure. All areas shall be masked and protected when painting.

Roll-Up Doors

- 17) Contractor shall provide and install two (2) 5-foot-wide, insulated roll-up doors. These shall be installed per manufacturers' instructions. This shall have a latch assembly with capabilities of padlocking. Latch assembly shall be terminated approximately 34-inches to 48 inches above the floor.

Rear Exterior Entrance Door

- 18) Contractor shall provide and install a Knock Down Masonry Frame with a 36-inch primed, steel insulated door that is double bored. This shall also include a continuous hinge, threshold, weatherstripping, strike and latch guard. Door and frames shall be installed to be level, plum and true.
- 19) Contractor shall provide and apply caulking and two (2) coats of paint to the (interior

and exterior) frame and door. This shall be a custom color of Park Brown. Paint code will be provided by Project Manager.

- 20) Contractor shall provide and install a Best Access lock (lever style), deadbolt (with thumb turn) and a door closer for the rear entrance door. Park will provide the two (2) cores. Lock and deadbolt shall be capable of receiving a 6-pin Best Access core.

Electrical Panel and Circuits

- 21) Contractor shall systematically identify, trace, load calculate and verify all electrical circuits terminated in and/or fed from the existing electrical panel. Contractor shall evaluate the existing electrical distribution system and identify any deficiencies, code violations, or corrective actions required to bring the new installation into compliance with all applicable National Electrical Code (NEC) requirements. All gathered info shall be documented and given to Project Manager.

Grounding and Bonding

- 22) Contractor shall provide and install two (2) new, copper ground rods, two (2) new, bronze ground rod clamps, solid strand copper grounding wire and one (1) bronze bridge clamp with plastic cover. Ground rods shall be driven to be terminated below ground grade with all grounding connection wire to be below ground grade as well. Bridge clamp shall be installed upon the wall at wall penetration and wall penetration shall be caulked.
- 23) Contractor shall provide and install grounding bushings to bond all non-current-carrying metal parts throughout the building.

Electrical Panel

- 24) Contractor shall provide and install a new, 120/240-volt, 200-amp, single phase, flush mount electrical panel. This shall be installed at existing location but reversed/turned 180-degrees, so that the panel is accessible in the storage area of the building. Electrical panel shall have a minimum of 20% spare breaker space. This shall also include providing and installing breakers of matching in brand of the electrical panel.

Wire

- 25) Contractor shall provide and install new THHN/THWN-2 wire for all 120-volt and 220-volt circuits of the building. This shall include all terminations within the new panel and at each device's location.

Circuits

- 26) Contractor shall provide and install ten (10) dedicated 120-volt circuits for duplex outlets in specific locations that will be provided by Project Manager.
- 27) Contractor shall provide and install 120-volt circuits for smoke detectors, bathroom exhaust fan/light combo, and a mini-tank water heater. Smoke detectors shall be interconnected and terminated as per applicable codes.
- 28) Contractor shall provide and install new, 120-volt outlet locations per applicable National Electrical Code (NEC) outlet spacing requirements. This shall follow the 6/12 rule throughout the interior and exterior of the building. All necessary duplex outlets shall be a recessed flush installation other than the interior of the storage area.
- 29) Contractor shall provide and install two (2) duplex outlets. These shall be for service outlets for the HVAC equipment. One shall be near the condenser and one near the air handler.
- 30) Contractor shall provide and install a 240-volt circuit for an EV charging station. This shall include a double pole GFCI breaker with over current protection. This shall be rated by load calculations acquired, in accordance with EV charger manufacturers' recommendations and per applicable National Electric Code (NEC) standards. Breaker shall be of the same brand as the electrical panel and be labeled EV Charging Station. This shall include all necessary wire, boxes and EMT conduit. Wire shall be copper. This shall follow manufacturers' requirements for a ChargePoint Series # CPF50 Level 2 charging station. This shall be terminated at rear North side exterior of the building.

Storage Area Electric

- 31) Contractor shall provide and install EMT conduit for the installation of all circuits in the storage area. These shall be surface mounted and installed in straight runs with limited bends. This shall also include all necessary boxes and strapping. All duplex outlet circuits shall be installed at a height of 48-inches from the floor.
- 32) Contractor shall provide and install EMT conduit, two (2) disconnects, two (2) whips and all necessary new wire for the 220-volt circuits of the HVAC system. EMT shall terminate and extend from the electrical panel to the disconnects. Contractor is responsible for wire sizing and load calculations. All necessary strapping shall follow

trade standard.

Devices

- 33) Contractor shall provide and install all new boxes, outlets, switches and their covers throughout the building. All outlets shall be duplex 20-amp receptacles. All devices and covers shall be white in color.

Front Exterior Entrance Door

- 34) Contractor shall provide and install one (1) new, double-pane, thermal, aluminum-framed, 36-inch x 84-inch, glass storefront door and frame. Glass shall have a security glazing and be Low-E and argon filled. This shall be of a black finish and shall have an Adams Rite mortise lock with a thumb turn and a Best Access Cylinder for a 6-pin core. The storefront shall have an offset U-shape exterior pull handle. This also shall include a continuous hinge, threshold, door sweep, weatherstripping, flashing and a door closer, all of a black finish. Door and frames shall be installed to be level, plum and true. Frames shall be caulked with a 100% silicone caulking (Black In Color) on the interior and exterior. This shall meet all applicable ADA standards of an exterior door. Park shall provide the core for the cylinder.

Window Headers

- 35) Contractor shall provide and install 2-ply headers in (3) locations. Contractor is responsible for the sizing of these in accordance to the span, dead and live loads. This shall also include all necessary non-pressure treated lumber for trade standard best practices of framing a rough opening. This shall be on the east and south facing walls.

Storefront Windows

- 36) Contractor shall provide and install four (4) new, double-pane, thermal, aluminum-framed storefront windows for the sales area of the building. The frames shall be of a black finish. Frames shall be caulked with a 100% silicone caulking (Black In Color) on the interior and exterior. Glass shall have a security glazing and be Low-E and argon filled. Windows shall have all stickers and labels removed and cleaned upon final inspection.

Window Finishings

- 37) Contractor shall provide and install western red cedar for all window and door trimmings. These shall be picture framed. Fastening of cedar finishings shall be with 305 stainless steel trim head screws. Installation shall be square, flush and clean.

Sales Area Expansion

- 38) Contractor shall provide and install an Engineered LVL Beam. Contractor is responsible for the sizing of this in accordance to the span, dead and live load. This shall include hurricane ties at every ceiling joists.
- 39) Contractor shall provide and install three (3) Fixed Lally Columns, base brackets and U-shaped top brackets for the support of the LVL beam. The center Lally Column shall be terminated center of the opening. The top brackets shall be custom made (U-Shape) and sized (according to LVL dimensions). Top brackets shall be welded to the top of the Lally Columns. These shall straddle and be recessed into the LVL and be fastened with structural screws. The base bracket shall be fastened to the concrete slab with 5/8-inch x 8½-inch wedge anchors.
- 40) Contractor shall provide and install 2-inch x 4-inch non-pressure treated lumber to frame out all Fixed Lally Columns from floor to LVL beam. This shall provide a 12-inch x 12-inch box frame around the columns. Fastening shall include ring shank nails, Tapcons and structural screws. Framing shall include 2-stud corners and be blocked every 2-foot of vertical height. Framing installed shall be plum, level and square.

Attic Access

- 41) Contractor shall provide and install lumber for a 2-ply header, and all necessary non-pressure treated lumber for trade standards of framing a rough opening. This shall be for an approximate 3-foot x 3-foot attic access in the gable end of the building. The door shall be of the existing siding material that is cut-out for this rough opening. This shall also include two (2) hinges and a latch as well as a trimming with LP SmartSide to conceal all seams of the door.

Restroom

- 42) Contractor shall provide and install 2-inch x 8-inch non-pressure treated lumber for blocking in the restroom. This will be for the mounting of the vanity, medicine cabinet toilet paper holder, soap dispenser and paper towel dispenser.
- 43) Contractor shall provide and install mold guard drywall for the ceiling and walls in the restroom. Ceiling shall have a level 4-finish. Walls and ceiling shall have primer

applied and two (2) coats of white semi-gloss paint shall be applied to the ceiling.

- 44) Contractor shall provide and install fiberglass reinforced plastic (FRP) panels upon all walls in the restroom. This shall be installed from floor to ceiling. Panels shall be embossed and white in color. This also shall include all appropriate moldings for corners, edges and butt seams.
- 45) Contractor shall provide and install one (1) toilet. Toilet shall be an elongated bowl with a flush meter. This shall include new wax ring, flange bolts and flange bolt cover caps.
- 46) Contractor shall provide and install one (1) vanity and one (1) medicine cabinet mirror in the restroom. Vanity shall be freestanding and centered to space, fastened to blocking. Kitchen and bath caulking shall be applied to backsplash. Medicine cabinet shall be centered to vanity and be surface mounted.
- 47) Contractor shall provide and install a vanity faucet and pop-up drain. This shall be a 4-inch on center faucet of a black finish. This shall also include new stainless steel-braided supply lines.
- 48) Contractor shall provide and install a Mini-Tank Water Heater within the vanity cabinet. This shall include all necessary supply lines and with the pressure relief valve plumbed into the sink drain (above p-trap).

Drywall

- 49) Contractor shall provide and install mold guard drywall for the attic access opening, the window rough opening fill-ins and to all areas that may have been cut to install electrical outlet circuits. These areas shall be brought to a level 4 drywall finish.

Drywall Repairs

- 50) Contractor shall provide and apply repairs to all drywall throughout the building with joint compound. This shall include but not be limited to; dimpling fasteners, repairs to stress cracks, repairing holes and removing texture from all walls and ceilings of the entire building. All walls and ceilings shall be brought to a level 4 drywall finish.

Interior Painting

- 51) Contractor shall provide and install Sherwin-Williams primer and paint to all interior walls and ceilings of the building. There shall be minimum of two (2) coats of paint on all surfaces. All areas shall be masked and protected.

Interior Doors

- 52) Contractor shall provide and install two (2) pre-hung interior doors and two (2) privacy locks for the storage area entrance and the restroom entrance. These shall be 6-panel, smooth, and solid core doors. Doors shall be installed level, plum and true.

HVAC Registers & Air Filter Grille

- 53) Contractor shall provide and apply a sanding, a primer and heat-resistant enamel paint to all HVAC air registers and the air filter grille.

LVL and Column Finishings

- 54) Contractor shall provide and install Western Red Cedar for finishing out the LVL beam and all (3) Lally Column framed posts. These shall be sized to the width of the LVL beam for one board per side and to be one board per side for the framed Lally Columns. There shall be a 8-inch cedar baseboard to wrap around all corners of each column. Fastening of cedar finishings shall be with 305 stainless steel trim head screws.

Lighting and Controls

- 55) Contractor shall provide and install 32-linear-feet of new track lighting system, sixteen (16) PAR-30 step fixtures and (16) PAR-30, 40-degree, flood bulbs throughout the sales area of the building. This includes all necessary Straight and L connectors. Tracks shall be fastened to ceiling joists. Placement shall be provided by Project Manager. Light switch controls shall be dimmable and at the sales counter.
- 56) Contractor shall provide and install twelve (12) LED downlight fixtures throughout the sales area of the building. These shall be spaced evenly throughout the sales area. Locations shall be provided by Project Manager. Light switch controls shall be dimmable and at the sales counter.
- 57) Contractor shall provide and install ten (10) LED wrap fixtures throughout the storage area. There shall be two (2) of the ten (10) installed in the attic space near the condenser. Storage area lights shall be mounted to rafters and connected with EMT conduit. Light switch controls shall be at the four (4) entry locations of the storage area. Light switch controls for the attic shall be at the attic access door.

- 58) Contractor shall provide and install six (6) exterior wall mounted light fixtures. These shall be terminated at existing locations. Light switch controls shall be at the sales counter.
- 59) Contractor shall provide and install a 3-bulb wall-mounted vanity light. This shall be terminated to be center of the vanity and at a height of 80-inches. Light switch controls shall be at entrance.
- 60) Contractor shall provide and install an exhaust fan/light combo in the restroom. Fixture shall be terminated above the toilet with its light switch controls being at the entrance and independent of its functions and from the vanity light.

Floor Prep & Finishings

- 61) Contractor shall provide and install a floor cleanout cover and plug for the floor drain. This shall be a square bronze assembly with a 4-inch round bronze cover. It shall also include an ABS plastic closure plug with gas-tight tapered threads.
- 62) Contractor shall provide and install crushed stone and non-shrink grout to encase floor cleanout. This shall be poured to a thickness of 3-inches meeting slab grade.
- 63) Contractor shall provide all floor preparation necessary for slab to receive primer, glue and new flooring according to the manufacturers' guidelines and instructions.
- 64) Contractor shall provide and install Moisture Vapor Barrier Primer (HF525Z) throughout sales area and the restroom of the building.
- 65) Contractor shall provide and install approximately 1200-square feet of LVP Happy Feet Dynamic Fit throughout sales area and restroom of the building. This shall be a loose lay glue down installation with Transitional Adhesive (HF9100). LVP color shall be Big Sur (HF1503).

Baseboard

- 66) Contractor shall provide and install western red cedar for baseboard around the entire perimeter of the building. These shall be 8-inch in height. Fastening of cedar finishings shall be with 305 stainless steel trim head screws.

Cedar Clear Coating

67) Contractor shall provide and apply a clear finish to all western red cedar installed throughout the building. There shall be two (2) coats applied.

HVAC (Mini Split)

68) Contractor shall provide and install a Mitsubishi Mini split system for the storage area of the building. Contractor is responsible for load calculations. This shall be a two (2) head system with heads being terminated on exterior wall at 7-foot in height from floor. This also shall include line hide for all exterior and interior linesets. Condensate lines shall be installed to ensure positive flow with a 2% slope. This shall be installed according to manufacturers' instructions and recommendations. All penetrations shall be sealed with 100% silicone of brown in color.

Smoke Detectors

69) Contractor shall provide and install smoke detectors. These shall be interconnected to one another.

Slat Wall

70) Contractor shall provide and install 192-square foot of $\frac{3}{4}$ -inch MDF tongue and groove slat wall. These shall have a 3-inch on center slats and aluminum inserts. It shall have a paint ready finish. This shall also include plastic end caps around entire perimeter. This square footage shall accommodate three (3) separate locations with one each location being 8-foot x 8-foot.

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Sill Seal Foam Gasket	Pregis or Equal	Lowes- Item #2591200 Model #4078004 3½-inch wide
Wedge Anchors	Red Head or Equal	Lowes- Item #1215608 Model #50305 5/8-inch x 8½-inch, Stainless Steel, Corrosive Resistant
Sheathing	Huber ZIP System	Lowes- Item #124620 Model #OSB71648ZWR 7/16-in x 4-ft x 8-ft Sheathing (Green in Color)
Flashing Tape	Huber ZIP System	Lowes- Item #314218 Model #HZIPTAPE 3½-inch Panel System Tape
Flashing		Continuous, Musket Brown and/or Medium Bronze in Color
Silicone (Flashing to Concrete)	GE or Equal	Lowes- Item #105723 Model #2816710 100% Silicone, Advanced Metal Silicone, Exterior, Specialty Caulk, For Concrete & Metal, Waterproof, Sun-Proof, Freeze-Proof
Siding	LP SmartSide	
Soffit, Battens and Exterior Trim	LP SmartSide	Treated Exterior Composite Trim, Primed, Wood Grain Finish, Moisture, Rot & Termite Resistant
Caulking (Soffit, Siding, Battens & Trim)	DAP	Lowes- Item #1275109 Model #11217 Dynaflex Ultra, Exterior, Latex, Paintable Latex Caulk, 100% Waterproof & Weatherproof
Paint (All Exterior)	Sherwin Williams	Custom Color, Park Brown, Provided By Project Manager

Wall Hydrant	Woodford	Lowes- Item #263480 Model #17CP-6-MH Model 17, 6-inch x 1/2-inch, Copper Sweat Brass, Anti-siphon, Frost Resistant, Push/Pull Sillcock
Copper Pipe	Streamline or Equal	½-inch, Type-L
Pipe Fittings	Viega or Equal	Pro-Press, Lead-Free Brass
Garage Roll Up Doors	Janus	Series 300 Model 324 5-foot wide, Insulated, 12-Gauge Guides, 24-Gauge Steel Corrugated Curtain, Sealed & Lubricated Steel Bearings, White in Color
Door & Frame (Rear Entrance)	Trudoor	Knock Down Masonry Frame, Right-Hand Reverse, 36-inch Primed Steel, Insulated, Double Bored, 2¾ Backset, Continuous Hinge, Threshold, Door Sweep, Weatherstripping, Strike & Latch Guard
Caulking (Door Frame)	DAP	Lowes- Item #1275109 Model #11217 Dynaflex Ultra, Exterior, Latex, Paintable Latex Caulk, 100% Waterproof & Weatherproof
Door Lock & Deadbolt (Rear Entrance)	Best Access www.bestaccess.com	Door Lock- 7KC Series, 6-Pin, 2¾ Backset, 3½-inch Trim Style, Standard Strike, 626 Finish Deadbolt- 6-Pin, 2¾ Backset, Turn-Knob, 626 Finish Door Coser- HD8000 Series, Spring Size 16, Combination Body Option, Hold Open with Tri-Pack, 626 Finish
Electrical Panel		200-Amp, Single Phase, Flush Mount
Disconnects	Square-D	Lowes- Item #71862 Model #QO200TRCP Square D, Non-fusible, Outdoor General-duty Enclosed Molded Case Switch Disconnect
Outlets	Eaton	Duplex, Tamper Resistant, 20-amp, White In Color

Light Switches	Eaton	Toggle, White In Color, 15-amp
Front Entrance (Store Front)	Trulight	Series 300 Right Hand Reverse, 36-inch, Thermal-Framing, Aluminum-Framed, Medium Stile, 10-inch Bottom Rail, EPDM Gaskets, Insulated Security Glazed Glass, Low-E Coated, Argon Filled, Adams Rite Mortise Deadlock w/ Best Access Cylinders, Offset U-Shape Exterior Pull Handle, Continuous Hinge, Threshold, Door Sweep, Weatherstripping, Flashing, Black In Color
Storefront Windows	Trulight	Thermal-Framing, Aluminum-Framed, Split-Mullion, Insulated Security Glazed Glass, Low-E Coated, Argon Filled, Black in Finish
Hurricane Ties	Simpson Strong-Tie	Lowes- Item #3699409 Model #HGA10KT 3½-inch, 14-Gauge Galvanized Steel Hold-down Wood to Wood, Strong-Drive SDS Heavy-Duty Connector Screws
Fixed Lally Columns		Fixed not Adjustable, 11-gauge, Steel, Round, 4-inch, Powder Coated Base- 4¼-inch x 7½-inch w/ 4-Holes, 11-Gauge Steel, Powder Coated Top Bracket- U-shaped, 11-Gauge Steel, Multiple Holes, Powder Coated
Structural Screws (Lally Column Top Bracket to LVL)	Simpson Strong-Tie	Lowes- Item #2132141 Model #SDWS16400QR50 Strong-Drive, SDWS, Framing, #12 x 4-inch, Zinc-Plated Exterior Structural Wood Screws
Drywall	Toughrock	Mold Guard Mold Resistant, Moisture Resistant Blue In Color
FRP	Sequentia	Lowes- Item #8566 Model #FTSTF.1031 48-inch x 96-inch, Embossed, White In Color

Toilet	American Standard	Lowes- Item #602034 Model #3462001.020 Madera, White, Elongated Bowl, Elongated Seat, Chair Height
Flush Meter	Sloan	Sloan Regal 110 Manual Water Closet Flushometer, 3.5 GPF, Polished Chrome
Vanity	allen + roth	36-inch-wide x 18-inch deep, Freestanding, Oak Single Basin, 4-inch Center Set Faucet
Vanity Facuet	Delta	Lowes- Item #5287419 Model #25832LF-BL Black Sparrow, Matte Black 4-inch Centerset, 2-handle, WaterSense, Mid-arc, Bathroom Sink Faucet with Drain
Vanity Medicine Cabinet	allen + roth	Lowes- Item #6033970 Model #1151MC-20X26-RRC-MB 20-inch x 26-inch Surface Mount, Black Mirrored, Rectangle, Soft Close, Medicine Cabinet
Vanity Light	allen + roth	Lowes- Item #6031003 Model #43747 24-inch, Wall Mount, 3-Light Matte Black
Exhaust Fan/Light Combo	Broan-NuTone	Lowes- Item #6285428 Model #BEL6 0.9-Sone, 60-CFM, White, Lighted Bathroom Fan (ENERGY STAR Certified)
Interior Paint	Sherwin-Williams	
Interior Doors	Reliabt	6-Panels, Solid Core, Unfinished Pine Storage Entrance Door – Right Hand Reverse 36-inch x 84-inch Restroom Entrance Door – Right Hand 28-inch x 84-inch
Passage & Privacy Door Handle/Lock	Kwikset	Lowes- Item #597141 Model #300BL 11P CP Balboa, Venetian Bronze, Interior or Bed/Bath Privacy Door Handle Lever
Western Red Cedar		Fresh and Custom Cut, No. 2 Visual Grade
Clear Finish (Western Red Cedar)	Sikkens	Cetol SRD Natural Cedar, Transparent
Track Lighting Systems	PLT	MPN/SKU: PLT- 10230 – 8-Foot, H-Track, Black

Track Light Fixture	PLT	MPN/SKU: PLT-10221 Step Down Cylinder, Black with Black Baffle
Track Light Fixture Bulbs	Bulbrite	MPN: 772286 SKU: BULBRI-10151 LED, PAR 30, 800-Lumens, 10-Watt, 40-Degree Flood, Soft White
Downlight Fixture	Halco	MPN: 89094 SKU: HALCO-89094 900 Lumens, 12 Watt, 6-inch, Selectable, New Construction, LED Downlight Fixture
4-foot LED Wrap Lights	Lithonia Lighting	Catalog # TRUM 48 ALO6 FMP 8SWW2 ZT MVOLT 120-volt, 4-foot LED Wrap, Adjustable Lumens & Color Temperature, White Finish
Exterior Lighting	PLT	MPN/SKU: PLT-13203 13-inch, Wattage and Color Selectable, LED, Outdoor Gooseneck Fixture, Adjustable Light Direction, White Baffle, Black Finish
Moisture Vapor Barrier Primer	Happy Feet	HF525Z Primer
LVP Adhesive	Happy Feet	HF9100 Transitional Adhesive
LVP	Happy Feet	HF1503 Big Sur, 9-inch x 60-inch, None Locking, Loose Lay / Glue Down, 28 mil Wear Layer, 5mm Overall Thickness, Aluminum Oxide, EIR Embossing, Zero Mark Stain Resistance
HVAC	Mitsubishi	GX Series, R-454B, 220-Volt, Dual Head Mini-Split, 20 Seer2, Heat Pump
Smoke Detectors	BRK Electronics	Hardwired, 9-Volt Backup, Ionization Sensor
Slat Wall	www.americanretailsupply.com	SKU # 65010 Paint-Ready, ¾-inch Thick MDF Fiberboard, 3-inch On Center Slats, Aluminum Inserts and End Caps

Specific Instructions

- 1) Wedge anchors shall be set at 6-inches from the butt end of a bottom plate and then every 4-foot. They shall be in the center of the 3½-inch plate and set to minimum depth of 7-inches within the concrete slab with 1½-inches above bottom plate for washer, lock washer and nut.
- 2) Storefront windows shall be:
 - a) 6-foot x 5-foot in two (2) locations and one (1) 3-foot x 5-foot on the East facing wall. The 6-foot windows shall be spaced evenly with an approximate 4-foot spacing between them and have a 2-foot offset from corner of building.
 - b) 6-foot x 3-foot on the South facing wall. Top of the window shall be terminated at a height of 6-foot.
- 3) List of the ten (10) dedicated 120-volt circuits:
 - 1) Reach-In Cooler
 - 2) Freezer Chest (Dippin Dots)
 - 3) Refrigerator (Employee)
 - 4) Refrigerator (Reptile Food)
 - 5) Double Gang (Alcove)
 - 6) Ice Chest
 - 7) Two (2) Double Gangs (Sales Counter)
 - 8) One (1) Double Gang (Sales Counter)
 - 9) Water Heater (Under Bathroom Sink)
 - 10) GFCI (Restroom Vanity)
- 4) Interior paint colors shall be:
 - 1) Main Walls – Sherwin-Williams SW 7042 Shoji White
 - 2) Accent Walls – Sherwin-Williams SW 2820 Downing Earth
 - 3) Feature Accent – Sherwin-Williams SW 7748 Green Earth
 - 4) Trim – Sherwin-Williams SW 7008 Alabaster

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) 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 shall be repaired within a 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) 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. 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 shall be warrantied for not less than one 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. 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.
- 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) Notwithstanding any use of the approved subcontractors, the Contractor shall be the prime contractor and responsible for compliance with all terms and conditions. The State reserves the right to request additional information.
- 14) The Contractors and all subcontractors are not authorized to use day laborers or temporary labor on this project without the express written permission of Facilities Management.
- 15) The Contractor shall have a Certificate of Insurance on file with Facilities Management and in compliance with state regulations. 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 shall also be registered in the State of Tennessee Edison purchasing system, be listed on the bid application, submit copy of applicable license, and shall show proof of insurance and have workers compensation.
- 16) 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.
- 17) Invoice shall be submitted for payment not before project completion and final project acceptance but also no later than 10 days after project completion and acceptance. A copy of the invoice shall be submitted to: Becky Johns, 2000 Jackson Hill Rd., Burns, TN 37029, 615-981-6285, becky.johns@tn.gov

18) Facilities Management Regional Contacts for this project are:

Regional Manager: Mark Harris, 615-218-7697, mark.harris@tn.gov

Project Manager: Adam Kilgore, 615-238-1230, adam.kilgore@tn.gov

Nothing Follows