

TWRA ITB Event #32801-11325

TWRA Springfield TN Hatchery House Tennessee Wildlife Resources Agency (“TWRA”) wishes to purchase a modular three (3) bedroom, two (2) bath house. The house shall be delivered, assembled, and installed at:

TWRA Springfield Fish Hatchery
4300 Draughon Road
Springfield, TN 37172

Respondents may submit written questions about this ITB to the Solicitation Coordinator, Kayla.R.Cook@tn.gov. All questions must be submitted no later than December 3, 2019 at 2:00 pm.

TWRA will prepare the site and be responsible for all utility connections (water, electric, and septic). Contractor shall be a retailer licensed to do business in the State of Tennessee. Installation shall be done by a licensed installer and the installation shall be inspected in accordance with the State’s installation requirements through the Department of Commerce and Insurance, Manufactured Housing and Modular Building Section. Contractor shall ensure delivery is properly permitted (See T&C 8.4. Modular Structures).

Minimum Specifications:

Three (3) bedroom, two (2) bath, one-level house, a minimum of 32’ X 70’, a minimum of 1980 Sq. Ft.

Floor Joists	2 X 10 Floor Joist 16” On Center
Floor Decking	23/32” Tongue & Groove OSB Floor Decking
Porch Decking	Composite Porch Decking
Exterior Siding	Vinyl Lap Siding
Water Heater	50 Gallon Dual Element Electric
Furnace	Electric
Bath Faucets	Bronze in all baths
Ceiling Fans	Bronze in Living Room and Master Bedroom
Lighting	Hanging Stem Lights over Kitchen Island (2) Canister LED Lights, (8) Five in Kitchen, (1) each in Master Bath Shower, over Master Bath Tub, over Hall Bath Tub
Side Walls	9’ Sidewalls
Interior Walls	2 X 4 16” on Center

Insulation Package	30-19-30 with 2" X 10" floor joists
Electrical Wire	12/2 Wire
Roof Rafters	4.36/12 Roof Pitch 24" On Center
Roof Decking	7/16 Radiant Barrier
Shingles	30-year Architectural Shingles
Dormer	12' Dormer around LR Windows No Dormer Required Over Front Door
Heat Duct System	Overhead with Radiant Barrier
Fireplace	Fireplace with Cedar Mantle. Rock Fireplace from floor to Cedar colored Mantel. Gas Logs.
Front Exterior Door	Brown Exterior Door with Storm Door
Utility Room	At a minimum 9' x 15' Utility room with washer and dryer connection
Utility Door	Brown Steel Utility Door with Storm Door
2nd Exterior Door	Brown Exterior Door with Storm with Storm Door, Dining Room to Porch
3rd Exterior Door	In place of wall window, Brown Exterior Door with Storm, Master Bedroom to Porch
Windows	Almond with Almond Fascia/Soffit or similar color
Additional Windows	At a minimum two (2) 36x40 Windows in the Master Bathroom
Fixed Glass Windows	At a minimum of three (3) 36x72 fixed Window in place of Standard 36x72 Windows in back of Living Room
Kitchen Cabinets	Shaker 36"/30" Staggered Painted Alabaster or similar
Kitchen Countertop	Rolled Square Edge and Backsplash Countertops River Gold or similar
Kitchen Island	Shaker Cabinets Painted Alabaster or similar
Kitchen Island	Rolled Square Edge Countertops River Gold or similar
Bathroom Cabinets	Shaker, Painted Alabaster
Bathroom Countertops	Rolled Square Edge and Backsplash

	Countertops Color: River Gold or similar
Hall Bath	Tub/Shower w/Surround, Curved Shower Curtain Rod
Master Bath	Ceramic Shower w/Fiberglass Pan - Shower with Seat, Rain Head, and Safety Glass Insert
Cabinet Hardware	Kitchen - Soft Close Door Hinges with Full Extension Soft Close Drawer Guides
Cabinet Pulls	Bronze Throughout
Back Splash	Travertine on Walls between Countertop and Overhead Cabinets
Kitchen Sink	Farm Apron Sink with Pull-Out Faucet, Nickle
Appliances	Black 25 cubic feet minimum Side by Side Refrigerator, Radiant Heat Range, Dishwasher, Microwave
Interior Walls	Shiplap Wood on Living Room and Dining Room Porch Walls
Interior Paint	Standard, Beige
Ceiling Beams	At a minimum of five (5) beams in Living Room
Molding	6" Crown & Baseboard in Living Room, Dining Room, Kitchen, and Hall
Flooring	Luxury Vinyl Plank ("LVT") Glue-Down in Kitchen, Dining Room, Utility Room, Both Baths, Hallway to Master Bedroom, Foyer, Bedroom #2, Bedroom #3, Hall in front of Bath #2, and Master Bedroom Transition Bar at Hall and Kitchen, and at Master Bedroom and Master Bathroom. Respondent to ship Living Room flooring loose to be installed by finishing crew when modules are installed and joined.
Closet Shelving	Double Hang Master Bedroom Closet, All Walls
Pantry	Kitchen must include a pantry and barn style sliding door
Mirrors	Oil Rubbed Bronze Vanity Mirrors, Both Baths
Shutters	Foyer side, all windows to include a pair of standard length, Cedar Shutters – Stained.
Back Porch	Cedar Columns on Rear Porch with Black Powder coated Aluminum Railing
Footers	Concrete Filled Inside and Outside Footers, 24" Deep and below the Frost Line
Foundation	Concrete Block Foundation with Crawl Space

Elevation

Finish Floor Elevation Shall be 647.0'