

Pickett State Park
4605 Pickett State Park Highway
Jamestown, Tn 38556

Ranger Residence Renovation

General:

The Contractor shall be responsible for all labor, materials, and equipment necessary for this project at Pickett State Park. All work shall be done in accordance with the latest industry standards. Any deviations from this scope of work shall be executed only after written approval is provided by Facilities Maintenance staff. The Contractor shall be responsible for the safety and security of the site during this project. The Contractor shall use barriers where necessary to prevent pedestrians and visitors from accessing the construction site. The Contractor shall be responsible for notifying park staff at the end of each day before leaving to ensure site is secure. All containers and trash shall be removed and disposed of off state property in accordance with all applicable laws and regulations. The Contractor shall visit site to obtain accurate measurements.

The Contractor shall have BC-B (sm) BC-B or BC-C classifications license.

This Project must be completed by May 15th, 2024.

Scope:

Exterior work:

- A. The Contractor shall build out overhangs on each end of house. Overhang shall be twenty-four (24) inches wide to match overhang on the front and back of house.
- B. The Contractor shall remove shingles and cut roof sheathing back to second and third trusses and make new decking longer to come out even with overhang on both ends of house. New sheathing shall be the same as existing sheathing.
- C. The Contractor shall remove soffit and fascia on front and back of house and shall install new rafter tails cut the same pitch as the roof to ensure fascia is one hundred percent (100%) vertical or plumb. Fascia boards shall be two (2) inch x six (6) inch spruce.
- D. The Contractor shall remove the existing cricket on the chimney and shall construct a new larger cricket with the valleys passing the corners of the chimney.
- E. The Contractor shall delete two (2) wind turbines and one (1) exhaust vent and patch holes with same roof sheathing as the existing roof sheathing.
- F. The Contractor shall install ice and water shield around perimeter of building and install synthetic felt on entire roof. The Contractor shall install drip edge around entire building and new pipe boots.

- G. The Contractor shall install new GAF Timberline HDZ shake wood color shingle or equal. The Contractor shall install new omni coil ridge vent and install shingle ridge cap to match shingles. Park shall supply all roofing materials. The Contractor shall supply plywood, lumber, and framing materials.
- H. The Contractor shall build front deck (6-foot x 6-foot) using 6-inch x 6-inch posts 2-inch x 10-inch joists with 5/4-inch decking, with steps and install black powder coated aluminum handrails around deck and down steps to sidewalk. All materials shall be pressure treated. The Contractor shall form and pour concrete sidewalk 4-foot wide x 46-feet long and 4-inches thick with three (3) rolls of 1/2-inch rebar from deck to driveway.
- I. The Contractor shall build a 6-foot x 6-foot side deck using 6-inch x 6-inch posts, 2-inch x 10-inch joists and 5/4 decking; all materials shall be pressure treated. The Contractor shall build steps down to concrete slab, install black powder coated aluminum handrails around deck and down steps. The Contractor shall install 8-foot x 8-foot shed type roof over deck.
- J. The Contractor shall install eleven (11) new construction vinyl windows with nailing fin; windows shall be almond color. Windows shall be single hung, energy star, low E glass with no grids between glass. Three (3) of the windows shall be mulled together to make one unit. This will be a total of eight (8) single windows and one (1) triple unit. The Contractor shall install four (4) inch window tape around edges of all windows for weather tight seal.
- K. The Contractor shall install three (3) exterior door units.
1. Side door shall be thirty-two (32) inch LH hinge, 9-lite with blinds between the glass, insulated metal door of standard height and jambs with dead bolt bore.
 2. Rear door shall be one set of French doors. French doors shall be standard height and standard jambs, 6-foot-wide right-side door opens with LH hinge and dead bolt bore and shall have full view windows with blinds between the glass. Doors shall be insulated metal doors.
 3. Front door shall be Craftsman style with side lite and privacy glass on door and side lite. The door shall be insulated metal with deadbolt bore and standard height and jambs. Doors shall be painted using two (2) coats Sherwin Williams lifetime warranty paint or another equal brand and quality; park staff shall choose color.
- All doors shall have new doorknobs and deadbolts that are keyed alike; park staff shall pick hinge and doorknob colors.
- L. The Contractor shall install stranded Tyvek house wrap, or equal, on entire building, install LP smart siding 38 series cedar texture 8-inch lap siding, or another equal brand and quality, on exterior using 540 series cedar texture 1-inch x 4-inch trim on all corners, doors, and windows. Install LP smart siding 38 series cedar texture on all facias.
- M. The Contractor shall install James Hardie vented soffit on all over hangs. Install James Hardie solid soffit on porch ceiling. James Hardie soffit may be substituted for another brand of equal quality.

- N. The Contractor shall paint all siding and trim, soffit, and facias using two (2) coats of Sherwin Williams lifetime warranty paint or equal. Park staff shall choose colors.
- O. The Contractor shall use Dap 230 Dynaflex paintable caulking on all exterior siding, trim, soffit, and facias or equal.
- P. The Contractor shall install six (6) inch k-style gutters with downspouts and install gutter guards on all gutters. The entire building shall have gutters. Park staff shall choose gutter color.
- Q. The Contractor shall install all necessary flashing around decks, porch, and chimney and behind siding joints.

Interior work:

- A. The Contractor shall install new kitchen base and wall cabinets, with cabinets being constructed with maple wood and shall have a natural polyurethane finish. Cabinets shall have Corian countertops with 4-inch back splash with built in sink bowl and new Delta or another equal brand single lever faucet with sprayer. The Contractor shall install new sink baskets, drain lines, and braided supply lines with cutoffs. Cabinet doors shall be raised panel and have soft close hinges, and drawers will have ball bearing soft closing slides. Park staff shall choose countertop colors and shall choose all hinge and door hardware.
- B. The Contractor shall install cabinets in the configuration of attached drawings.
- C. The Contractor shall install a new Frigidaire slide-in oven Model # FCFE3062AB or equal.
- D. The Contractor shall install a new Whirlpool range hood Model# UXT4030ADB or equal.
- E. The Contractor shall install all necessary trim for a finished project.

Additional Conditions:

This is a turnkey job. 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.

All bidders are advised to visit site to verify all conditions and dimensions. No allowances shall be made by the agency due to any bidder neglecting to visit the site and verifying dimensions and conditions.

License requirements for all bids over \$25,000 are BC-B(sm), BC-B, and BC-C.

All bids over \$100,000 shall include provisions for a payment bond in the amount of twenty-five percent (25%) of the contract price.

Contractor shall be responsible for determining where all utilities are on the job site and must take care 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, Contractor shall repair the damage within a 24-hour period from the time damage occurs.

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 with a representative of Facilities Management, East TN Regional Office (ETRO) before additional work or materials are supplied.

Work shall be scheduled to avoid any interference with normal operation of the park as much as possible. During the construction period, the Contractor shall coordinate construction schedules and operations with the agency. Work shall be conducted during the normal business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m., unless approval for an alternate schedule is arranged with Facilities Management.

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 invoice shall be paid.

Project shall begin within 15 days of Purchase Order issuance and be complete by May 15, 2024, unless other agreement has been approved by Facilities Management, ETRO.

The Contractor shall protect areas adjacent to his work and shall be required to repair any damage caused by the Contractor. 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.

Workmanship shall be warranted for not less than one year from date of final inspection. Materials shall be warranted as per manufacturer warranty.

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.

Submittals, specifications of the appliances and materials, shall be required on all materials and shall be presented for approval by the State of Tennessee representative: Facilities Surveyor, Facilities Manager or Park Manager.

Clean up 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 a location off State property in accordance with any applicable laws and regulations.

Contractor, employees, or sub-contractors shall be licensed, certified, or registered as required. They shall be registered in the State of Tennessee Edison purchasing system.

The Contractor shall have a Certificate of Insurance including General Liability and Auto, and Workers Comp or Workers Comp exempt letter, and Sales and Use Tax or Exempt on file with Facilities Management.

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.

Contractor shall obtain all fees and permits required for project. Contractor shall have a copy of project specifications, permits, and certificate of insurance on project site at all times.

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

All work shall conform to the state's current approved codes, such as the International Building Code. All electrical and plumbing shall conform to the latest and most current codes. All Fire Marshall approved projects shall have a Certificate of Occupancy issued at the completion of the project. All ADA projects shall have approval of the State of Tennessee Facilities Design Coordinator and shall be in compliance with the latest ADA code at the completion of the project.

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to Facilities Management, East TN Regional Office, 160 State Circle, Rocky Top, TN 37769, or to deborah.g.smith@tn.gov.

For scheduling contact:

Facilities Manager: Chad Young, 865-606-1551, chad.young@tn.gov

Project Manager: Gary Greenwood, 865-806-8300, gary.greenwood@tn.gov

Attachments:

Drawings (2)