

Paris Landing State Park Cabin flooring, Paint, and Bathroom Remodel.
Paris Landing State Park
16055 Highway 79 North
Buchanan Tennessee 38222

This request for bids is for a contract to furnish all material, equipment, supplies and labor to renovate ten (10) cabins numbering cabin 1, cabin 2, cabin 3, cabin 4, cabin 5, cabin 6, cabin 7, cabin 8, cabin 9, and cabin number 10.

General Conditions

- 1) On-site work shall be performed between contract award and April 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, standards, regulations, other applicable codes, manufacturer's recommendation, and best practices. Contractor is responsible for all permits and associated fees.
- 3) Only the Facilities Management Office 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 in writing by the Facilities Management Office.
- 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 Facilities Management Office.
- 6) All material substitutions must be pre-approved in writing by the Facilities Management office.
- 7) All materials shall be installed per manufacturer's recommendation and best practice.
- 8) All dimensions listed are approximate. 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.

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Demolition

- 1.The Contractor shall demolish and remove all tub, tub surrounds and toilets in twenty (20) bathrooms two (2) 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, to prepare for new fireplace inserts.

Scope of New Work

Bathrooms

- 1.The Contractor shall supply and install a new shower base in the primary bath (located in the bedroom) 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 than 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.
- 4.The Contractor shall provide and install a new bathtub in the same footprint as the removed tub in the common bathroom. The Contractor shall provide any waste connection necessary to install new tub. This work shall include new faucet, shower curtain and rod assembly chosen by the hospitality manager.
5. 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 tub surround.
6. The Contractor shall provide new high-profile toilets in both bathrooms.

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7.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.

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

The hospitality manager shall pick tile style, pattern, and colors. Hospitality manager shall pick light fixture style, color, and pattern.

Ceiling

1.The Contractor shall clean and prep vaulted ceiling and beams in the living area for seal.

2.The Contractor shall apply a light coat of red oak stain to any area void of color. The contractor shall seal vaulted ceiling, beams, and living area trim including window trim and window bases with two (2) coats of high-quality gloss latex sealant.

3.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 then apply two (2) coats of high quality bright white ceiling paint.

Interior Walls

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 two 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 splatter guard shall be clear Lexan (or an equal product that is non-yellowing) 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 to match the living area ceiling and beams.

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5.The Contractor shall clean all molding and trim. A light coat of red oak shall be added to areas in need of additional color. The Contractor shall apply two (2) coats of high-quality latex gloss sealant.

6.The Contractor shall provide and install a new pre-hung insulated paintable steel kitchen door thirty-six (36) inches in width in two (2) panel six (6) light design. Door swing shall match existing. The Contractor shall supply and install pre-hung French patio doors leading onto the deck. These doors shall be insulated, full view window, paintable steel construction, interior swing, tempered safety glass. The hospitality manager shall choose interior/exterior door colors.

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 shall be 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

1.The Contractor shall replumb water lines in nine (9) of the ten (10) cabins excluding cabin 8 as the park staff replumbed it.

2.The Contractor shall use $\frac{3}{4}$ inch pex-blue from the water valve outside to make new entry into the wet closet. This shall also include a new master cut off after entry into the wet closet.

3.The contractor shall replumb the adjoining bathroom and kitchen sink with pex-red hot/ blue - cold water lines to all sinks, shower/tub combos and water closet. The Contractor shall also include provisions for a dish washer hot line and waste. This provision shall be supplied at a point at the end of the counter closets to the kitchen entry door.

4.The shared bathroom plumbing shall run above the ceiling over the kitchen to the shower/tub, hand sink, and water closet. When running 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 (1) piece with no connections until the bathroom. The

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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 six (6) mil 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.

Flooring

- 1.The Contractor shall ready floors space for new luxury vinyl tile flooring. Any subfloor that appears weak shall be braced. The contractor shall use floor leveling compound at any crack, seam, and the transition from the concrete kitchen floor to the wood living room floor.
- 2.The Contractor shall provide and install glue down LVT flooring throughout each of ten (10) cabins. **The hospitality manager shall choose color, pattern, and style.**
3. The Contractor shall leave the new luxury vinyl tile 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 repair any siding found to be decayed. This work shall include rodent/pest holes chewed into siding.
- 2.The Contractor shall pressure wash the entire cabin and cabin decks. Any cabins found to have loose, or scaling paint shall be scraped and prepped for paint by the Contractor.
- 3.The Contractor shall provide and install a high-quality primer over siding and trim. This work shall include soffit and fascia and shall include the kitchen porch ceiling.
- 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 (2) coats of high-quality paint in a color chosen by the hospitality manager.
- 5.The Contractor shall seal the decks with two (2) coats of deck seal, see product info chart.
- 6.The Contractor shall seal front porch with masonry seal.

Appliances

- 1.The Contractor shall supply and install new Energy Star rated appliances.

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- 2.The refrigerator shall be thirty-eight (38) cubic feet minimum with top freezer equal to the one removed in style and design.
- 3.The range shall be equal to the existing
- 4.Microwaves shall be a minimum one-point-one (1.1) cubic feet eleven-hundred (1100) watts.
- 5.Dishwasher shall be the twenty-four (24) inch in width model. See product info chart.
6. Appliances color shall be the hospitality manager choice. All ten (10) cabins shall match in appearance.

Lighting

- 1.The Contractor shall replace the living room and bedroom ceiling fans with a style and color chosen by the hospitality manager.
- 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 Contractor shall replace the seven (7) can lights over the bar with LED directional flood lights.
- 4.The Contractor shall replace the living room flood lights with bright white strips 5000K or better.
- 5.The Contractor shall replace the bathroom exhaust fans with two hundred fifty (250) cfm exhaust fan light combos.
- 6.The remaining lighting shall be replaced by the contractor within the same footprint as the existing lighting with management choosing style and patters from choices provided from the Contractor.

Interior

1. Tile work: The Contractor shall:

- a. Concrete floor shall be primed using Sherwin Williams Perp Rite prior to tile installation.

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- 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, to 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.

Electrical:

- 1. Install per code all new electric wiring for new electric fixtures.
- 2. 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.

Plumbing and Plumbing Areas:

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

Materials:

Approval by Facilities Management required for all materials before installation.

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Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Appliances	GE, Samsung, Amana Energy star rated	Refrigerator 38 cubic feet top freezer, Microwave 1.1 cubic feet dishwasher 25-inch-wide model, Range like for like
Lighting	LED, Lithonia, GE, Commercial electric	Vanity light -Woodbury 24.5 Matte-black bar Can lights, strips and fixtures
Toilets	American standard, Kohler, or equal	Two-piece, floor mount pressure assisted, tank style, elongated toilet <1.6 gpf
Mirrors		30 inches by 24 inch beveled glass
Vent fans	Brone-Nutone	Model 508, 270 cfm
Caulking	Dap, Tite-bond	Elastomeric joint sealant
Exterior & interior finish	Sherwin-Williams, PPG	Exterior acrylic latex with lifetime limited warranty
Tile	Florida tile, Daltile	Bathroom floor and wall 12 inch by 18 inch
Grout,	Tec power grout	
Thin set	Flex- bond	
Fireplace insert	Duluth forge, Majestic	32000 BTU
Cedar mantel	Local sourced	Cedar mill
Shower and tub surround's	Mincey-Marble	Stacked wave

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Shower Curtin and rod		Managers choice
Acrylic sheet back splash	Lexon	Non yellowing
Shower doors	Tracked sliding	Misemo, Dreamline, Madison
Shower head	Delta, Kohler	Two in one 4 spray pattern, 6-inch wall mount
Towel bar	Delta	Silverton 24 inch
Toilet paper dis.	delta	Silverton pivoting in chrome
Tubs	Kohler, American Standard	Kohler -villager cast iron, Kohler-underscore, American standard Enameled
Doors Exterior	Jeld-wen	6 light -2 panel kitchen, French Patio clear view deck
Doors Interior	Kimberly bay, Jeld-wen, Masonite	Colonial 6 panel
Deck seal	Flood	Tinted brown
Plastic sheeting	Uline	6-ml
Insulation batts	Johns-Manville, Owens corning	R-19
Blown in Insulation	Inssanc	Cellulose 6 inches deep
Floor leveling compound	Henry, Simple prep, Level Pro,	

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Flooring	Mannington, Tilebar, Coretec, Duralux,	12 ML with a 3 to 6 ML wear layer
Plumbing	Pex-A	Stainless fittings and compression rings.
Waste lines	PVC	Schedule 40

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.
- 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.

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- 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) West Tennessee Facilities Management shall inspect prior to each subsequent coat.
- g) All label instructions shall be followed.
- h) It shall be the responsibility of the Contractor to insure 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 Park Manager |
| b) Gloss % exterior | to be chosen by Park Manager |
| 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 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 the contractor, it shall repair the damage 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) 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.

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- 7) Workmanship is to be warranted for not less than one year from date of final inspection. Materials shall be warranted 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 shall 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

- 14) Facilities Management Regional Contact for this project is:

Regional Manager: Steve ODell, 731-307-9716, steve.odell@tn.gov

Project Manager: Roger Blankenship, 731-307-9715 roger.blankenship@tn.gov

Reid Mullens 731-412-4042 reid.mullens@tn.gov

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