

**\*\* ADDENDUM \*\***

**Storm Damage Repair**

**Fall Creek Falls State Park  
2009 Village Camp Road  
Spencer, Tn 38585**

This invitation to bid is for a one-time purchase to furnish all material, equipment, supplies and labor necessary to repair Cane Creek Cabin A-3, Cabin B-2, Ranger Residence at 12107 Park Road & the Rain Shelter at Overlook at Scenic Loop.

**General Conditions:**

On-site work shall be performed between issuance of purchase order and April 8, 2024, unless an exception is granted by the Facilities Management Regional Manager.

The Contractor shall possess a minimum of BC-B (sm) license or higher to submit bid.

All work shall comply with state-approved versions of the International Building Codes standards, regulations, other applicable codes, manufacturer's recommendation, and best practices. The Contractor shall be responsible for all permits and associated fees.

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 by the Facilities Management Office.

The Contractor shall keep the jobsite clean and safe and leave it in a neat and tidy manner.

All color selections to be determined by the Park Manager and approved by the Facilities Management Office.

All material substitutions must be pre-approved by the Facilities Management Office.

All materials shall be installed per manufacturer's recommendation and best practice.

All dimensions listed are approximate. The Contractor shall be 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.

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

## **General Scope of Work**

### **Cane Creek Cabin A-3 at 587 Golf Course Road:**

The Contractor shall disassemble the entire cabin and repair the existing foundation with like materials used for the existing foundation and front porch piers. The Contractor shall reuse the existing materials from the disassembled

cabin. The Contractor shall install a new seal plate log on top of the foundation to fasten the wall to. The Contractor shall replace approximately ten 2"x6"x8' floor joists. The Contractor shall rebuild the wall, on the left as you enter cabin, with sawmill run lumber. The four windows frames are approximately 21"x36", with .25" plex glass, the screens are 32"x46" black vinyl screen. The Contractor shall frame the windows out and install. The Contractor shall paint the cabin to match existing color. The primer paint shall be Sherwin Williams Duration Exterior, Porter Permanizer or equal. The Contractor shall apply two coats of primer/paint. The Contractor may spray the primer/paint, but the Contractor is responsible, at no cost to the State, for cleaning any over spray on automobiles, buildings, etc.

### **Cabin B-2 at 587 Golf Course Road**

The Contractor shall replace two damaged rafters on the front porch with a 2"x4"x10' rafter and install 1"x4"x10' trim board on each rafter. The Contractor shall replace one 4"x4" support post, one ridge board and one cross board that rafters are fastened to. The Contractor shall remove and replace four lathing boards and two panels of damaged metal on the front porch roof. The new metal roofing is to match the existing metal.

The Contractor is to replace the top plate on porch with two 2"x8"x8' screwed together. All wood is to be sawmill run lumber.

The Contractor shall prime and paint all new wood. The primer/paint shall be Sherwin Williams Duration, Porter Permanizer or equal. The Contractor shall apply two coats of primer/ paint. The Contractor shall roll or brush primer/paint. No spraying will be allowed on this building.

### **Ranger Residence at 12107 Park Road.**

The Contractor shall replace approximately 504 square feet of damaged roof and approximately 42' of ridge cap on the back side of the carport. The new roof and ridge cap shall match the existing materials. The Contractor shall use 1.5" in screws to fasten the metal roof down. The screws are to be same color as the roofing. The Contractor shall install approximately 84 feet of 6" gutters with gutter guards and four- 6" down spouts with new hangers and straps for the down spouts. The new gutters are to match existing.

### **Rain Shelter at Overlook at Scenic Loop**

The Contractor shall replace four lathing strips 1"x4"x 4', one 2"x4"x12' rafter, one trim board 1"x4"x12' and four sheets of 12' long metal roofing. The new metal roofing is to match the existing roof.

The Contractor shall replace one 2"x12"x18' laminated beam.

The Contractor shall paint all new woodwork to match existing color. The Contractor shall apply two coats of

primer/paint. The primer/paint shall be Sherwin Williams Duration, Porter Permanizer or equal.

Work is to begin within ten days of receipt of purchase order and the work must be completed by April 8, 2024.

**Additional Conditions:**

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.

The Contractor shall be responsible for determining where all utilities are on the job site and shall take care to protect the utilities, including any underground utilities, from any damage caused by the demo/contraction. If damage occurs, the Contractor shall repair the damage within a 24-hour period from time damage occurs.

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.

Work shall be scheduled to avoid any interference with normal operations of the park as much as possible. During the construction period, the Contractor shall 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.**

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 final invoice shall be paid.

The Contractor shall protect areas adjacent to his work and shall be required to repair any damage they may cause. Contractor shall protect work from 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.

Workmanship is to be warrantied for not less than one year from date of final inspection. Materials shall be warrantied as per manufacturer's warranty.

Unless otherwise indicated, all materials, equipment, and supplies shall be new and in good condition with UL listed.

Clean up of the project site shall be the responsibility of the Contractor. Contractor shall assure that the 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 all applicable laws and regulations.

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

The State of Tennessee shall not be held liable for any damages, loss of property, or injury of personnel resulting from actions of the Contractor and/or his/her sub-Contractors or employees.

At all times, the Contractor shall have a copy of project specifications, permits, and certificate of insurance on-site.

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to:

Teresa Bell, Middle Tennessee Regional Office, 2000 Jackson Hill Road, Burns, TN 37029 or [teresa.bell@tn.gov](mailto:teresa.bell@tn.gov)

Facilities Management Regional Contact for this project is:

Regional Manager: Don Myatt, 615-218-7697, [don.myatt@tn.gov](mailto:don.myatt@tn.gov)

Project Manager: Mike Stanfill, 615-483-8711,  
[mike.stanfill@tn.gov](mailto:mike.stanfill@tn.gov)