

**Cabins 7, 8, 12, 15, and 16 Renovations**  
**Cumberland Mountain State Park**  
24 Office Drive  
Crossville, Tn 38555

This request for bids is for a Contract to furnish all material, equipment, supplies, and labor necessary to do major renovation on cabins 7, 8, 12, 15, and 16.

**General Conditions**

- 1) On-Site work shall be performed between receipt of signed Contract or Purchase Order and March 21, 2026, unless a written exception is granted by the Facilities Management Regional Manager.
- 2) For this project, the Contractor and applicable subcontractors shall possess an active BC-B (sm), BC-B, or BC-C Tennessee Building Contractor license prior to submitting a bid. Failure of the Contractor and applicable subcontractors to provide copies of their appropriate license 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, 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 TN builder's license. After project award, any proposed substitution or addition of a subcontractor shall require written Facilities Management acceptance and approval before being allowed on-site or perform any work under this Contract. All subcontractors are required to have an active TN Building Contractor license for the applicable work to be performed before and throughout the project. Any proposed subcontractor failing to meet these requirements are not allowed to perform work on any portion of this project.
- 4) All work shall comply with state-approved versions of the IBC, standards, regulations, other applicable codes, manufacturer's recommendation, and best practices. The 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) The 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 manufacturer's recommendation, industry best practice, and applicable code.
- 10) All dimensions listed are approximate. The 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) Complete renovation of the interior and exterior including removing shingles, kitchen cabinets, and shower tile.

### **New Work**

- 1) The Contractor shall do major renovation to exterior including roof, wood repairs,

painting, gutters, and sidewalks on all cabins. **Cabin # 8 has a new roof it's the only cabin that does not get new roof installed.**

- 2) The Contractor shall do major interior renovation including floors, walls, ceilings and kitchen cabinets.
- 3) The Contractor shall install new PEX plumbing supply lines on entire building in all five cabins.
- 4) The Contractor shall remove and replace all HVAC systems sized to be determined by square footage. Including new white ceiling registers, drain pan, new floats, switches and new drain lines to exterior of cabins.

### Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Stove	GE 30-inch 4 burners	Lowes item # 1221841 Model # JBS360DMBB
Refrigerator	GE 16.6 cu ft.	Lowes item # 1207678 Model # GTS17DTNRBB
Range Hood	GE 30-inch 200-CFM	Lowes item # 804599 Model # JVB3300DJB
Hot Water Heater	A.O.Smith 40-gallon	Lowes item # 816154 Model # E6-40H45DV
Kitchen Sink	Elkay Dayton 8-inches deep	Lowes item # 873623 Model # LWDB332284N
Kitchen sink Handicap cabin #15	Elkay Dayton 6-inches deep	Lowes item # 873618 Model # LWDB332264N
Kitchen Sink Faucet	Moen	Lowes Item # 73472 Model # CA87060SRS

**Cabins 7,8,12,15, and 16 renovations**

Shower Faucet	Delta	Lowes item # 5286627 Model # 142749-SS
Shower Faucet Handicap Cabin #15	Delta	Lowes item # 5286631 Model # 142840-SP-I
Bathroom Exhaust Fan & Light combo	Broan	Lowes item # 3781121 Model # AER110CCTK
Shower Tile	Riverdale Sand	Lowes item # 1030367 12-inch x24-inch Model# 63RV01  Lowes item # 1030368 3-inch x 12-inch bull nose Model # 13RV01  Lowes item # 1030369 12-inch x 12-inch mosaic Model # 32RV01MO floor tile
Tile Grout	Mapei Kerapoxy CQ Biscuit #5014	Lowes item#1130018 Model # 5UB501404
LVP Vinyl Flooring	Happy Feet  Glue	Ironman series SKU - HF318 glue down  Color European Oak 22 mil wear layer  Happy Feet HP 9100 Transitional Adhesive
Sheetrock Bathroom ceiling  All the rest of house ceiling  Sheetrock joint Compound	Tough Rock  Tough Rock  USG all purpose	Lowes item#313288 bathroom only ½ -inch   Lowes item # 243432 Model # 012236   Lowes item # 11751 Model # 380501
Crown Molding	Reliabt	Lowes item # 3007 Model #5212pine 2 ¾" x 12'
Interior Paint	Sherwin Williams	Lifetime warranty, color shall be Ceiling White

## Cabins 7,8,12,15, and 16 renovations

Exterior paint	Sherwin Williams	Lifetime warranty exterior Satin finish, color shall be Park Brown
Split Unit HVAC Units	Trane	Units sized for square footage of cabins, new drip pans with new floats and new drains to outside of building
Plumbing	PEX	New PEX plumbing supply lines and metal fittings throughout the entire cabins
Shingles	Tamko	Tamko Titan XT lifetime warranty color shall be Natural Timber
Windows	Atruim	8300 series replacement windows. Color shall be Bronze exterior with White interior Low-E glass Argon Gas no grids Energy Star rated.
Kitchen Cabinets	Red Oak	Cabinets shall be all plywood and Red Oak. NO particle board or veneer coated products.
Gutters	Aluminum	6-inch gutters and downspouts with gutter guards and concrete splash blocks. Color shall be Musket.
Kitchen Cabinet Countertops	Formica	All counter tops shall be rolled edge with back splash. Color shall be BUTTERUM GRANITE 7732-58
2-Exterior Light Fixtures	Amax	Lowes item # 5453295 Model # LED-SMAN9DL-BZ
1-Shower Light Fixture	Halo	Lowes item # 1100120 Model # SMD4R6930WHDM
6-Interior Light Fixtures 10" LED Flush Mount	DALS	Lowes item # 4090949 Model # CFLEDSQ10-CC-SN

1-Kitchen Light Fixture 48" LED Flush Mount	Good Earth Lighting	Lowes item # 1526733 Model # FP1247-AL5-48LFC-G
Bathroom Sink Faucets	Delta	Lowes item # 5287488 Model # 35832LF-SP
1-Bathroom Vanity Light Fixture	Allen & Roth Gretna	Lowes item # 5989625 Model # WSL59BNK
1-Hallway Light Fixture	Amax Lighting	Lowes item # 1266301 Model# LED-SM8DL/NKL

### Specific Instructions

- 1) The Contractor shall install new concrete sidewalks from paved parking spot to front porch of all cabins. Sidewalks shall be 4-foot wide and use 4000psi concrete with 3 rows of ½-inch rebar throughout. Concrete shall be a minimum of 4-inches thick. The Contractor shall repair corners of the front porches with new concrete while pouring sidewalk concrete. **Cabin # 15 already has a sidewalk and shall not be replaced.**
- 2) The Contractor shall remove all shingles, felt paper, and trim and any damaged roof sheathing. The Contractor shall replace roof sheathing with same material as existing and shall install ice and water shield around perimeter and ridge line of buildings and shall install synthetic felt on the entire roof. The Contractor shall install Brown drip edge around the entire perimeter of buildings.
- 3) The Contractor shall install Tamko Titan XT lifetime warranty shingles, color shall be Natural Timber on the buildings and shall install new pipe boots. Shingles shall be installed using 11/4" roofing tacks to manufacturer specifications. **Cabin # 8 has a new roof and shall not have roof installed.**
- 4) The Contractor shall remove and replace all damaged siding, trim, and any deteriorated wood on porches and porch posts with materials that match existing. The Contractor shall prime all new wood with Sherwin Williams oil-based primer. The Contractor shall use Dap Dyn flex 230 caulking on all areas where needed.
- 5) The Contractor shall paint entire exterior of cabins using two coats of Sherwin Williams lifetime warranty paint, color shall be Park Brown.

- 6) The Contractor shall remove the entire front porch on **cabin # 15** and build it back in the same configuration as the other four cabins on this project.
- 7) The Contractor shall remove and replace 12 windows on cabin # 7, windows shall be Atrium 8300 series replacement double hung Low-E glass Argon gas filled energy star rated. Windows shall be installed in the same configuration as existing. 1- triple window unit mulled together and 2- double window units mulled together and 5-single windows. Color shall be Bronze exterior and White interior with all necessary trim to match existing interior trim.  
**Cabin # 7 is the only cabin that will have windows replaced.**
- 8) The Contractor shall remove and replace gutters and downspouts. The Contractor shall install new 6-inch gutters and downspouts, color shall be Musket on all five cabins. The Contractor shall install Black aluminum gutter guards and concrete splash blocks at all downspout locations.
- 9) The Contractor shall remove existing HVAC systems on all five cabins, Contractor shall install new Trane units, unit sizes shall be determined by square footage of cabins. The Contractor shall install new pans, floats, switches, and new drain lines to exterior of cabins. The Contractor shall install new return air and supply grills, color shall be White in all cabins. The Contractor shall install new ductwork and install all electrical, refrigerate, and condensation lines in Hide Aline system and paint to match cabin exterior color on all five cabins.
- 10) The Contractor shall remove all existing water supply lines. The Contractor shall install all new PEX plumbing supply lines and metal fittings in all five cabins. **Every line shall be replaced - No Exceptions.**
- 11) The Contractor shall remove old hot water heater in kitchen and shall relocate to living room closet. The Contractor shall remove all existing plumbing and electrical wiring to the old hot water heater. The Contractor shall install new 40-gallon hot water heater with disconnect and new electrical wiring to code. The Contractor shall install new PEX plumbing with cut-offs at the water heater; water heater shall be placed in a pan and shall have pop-off valve hard piped to pan.
- 12) The Contractor shall remove and replace all crown molding in entire cabins except for the master bedroom with tongue and groove wood ceilings. Crown molding shall be finished as close to the same color as existing to match wood walls.
- 13) The Contractor shall remove all light fixtures and shall install ½-inch sheetrock over the existing ceiling tiles. The Contractor shall finish all sheetrock to a smooth finish and shall prime and paint using two coats of Sherwin Williams lifetime warranty interior paint. Color shall be Ceiling White.
- 14) The Contractor shall remove wall boards from master bedroom closet and replace with wood that matches as close as possible.
- 15) The Contractor shall remove four electric wall heaters, and all electrical wiring shall be taken out of breaker box that supply electricity to wall heaters. The Contractor shall use wood wall

boards that were removed from master bedroom closet to repair walls where heaters were removed in all five cabins.

- 16) The Contractor shall remove all kitchen cabinets, countertops, and Formica back splashes glued to walls and shall clean old glue off walls. **NO** new Formica shall be installed on the walls. The Contractor shall build bulk heads for wall cabinets and shall install wall boards removed when taking out wall heaters to cover bulkheads and install all necessary trim to finish bulk heads and cabinets. The Contractor shall install approximately 17-feet of wall cabinet with valance over the window and approximately 12-feet of base cabinets shall be built with Red Oak lumber with natural finish. New Formica countertops, color shall be Butterum Granite 7732- 58 is the style of the countertop. **These cabins were built in the 1950s all wood cabinets shall be built to replace the existing; NO particle board or laminated materials shall be used. NO Exceptions.**
- 17) The Contractor shall install new sink with baskets, new faucet with sprayer, all items and model numbers in specific details.
- 18) The Contractor shall remove old wood cabinets at entrance door and shall level and repair any holes in walls and chips in tile floors throughout entire cabin in all five cabins.
- 19) The Contractor shall install Happy Feet Ironman series LVP glued down flooring with Happy Feet adhesive in the entire cabin in all five cabins. Color shall be European Oak. The Contractor shall install all necessary trim for a finished project.
- 20) The Contractor shall remove shower tile and plumbing fixtures in all cabins **except cabin # 15**. The Contractor shall install shower pan and shall install new Dyrarock on walls and ceiling. The Contractor shall install new ceramic tile and new faucets and light fixtures. The Contractor shall grout all tile with epoxy grout. Tile color, grout color, faucet model and light fixture is listed in Approved Brands and Specifics - Specific Requirements.
- 21) **Cabin #15 shower specs.** The Contractor shall demo the shower because it does not meet ADA code. The Contractor shall construct new walls to make shower 3-foot-deep x 5-foot-wide, install Dyrarock on all walls and ceiling. The Contractor shall move water supply lines and center shower light. The Contractor shall install new ceramic tile, epoxy grout, light, and faucet. All items are listed in Approved Brands and Specifics - Specific Requirements under Handicap Bathroom.
- 22) **Cabin # 15 additional specs.** The Contractor shall move sink and light fixture to opposite corner behind entry door as to make room for shower enlargement. The cabin floors are concrete, new drain lines will need to be moved to where the commode is located and install into existing drain lines. The Contractor shall install new hot and cold-water supply lines to new sink location. The Contractor shall install new electric lines for light over sink and GFI plug. ADA Handrails shall be installed to code in shower and commode areas. The Contractor shall install linen shelving in the area left where the sink was originally located.
- 23) The Contractor shall install minimum R-30 Owens Corning fiberglass ceiling insulation in all five cabins.



- 24) **Cabin # 7 additional specs.** The Contractor shall install handrails on both porches. The handrails shall be constructed with pressure treated 2x4's and 2-inch x2-inch pickets. Handrails shall have a finished height between 34-inches and 38-inches and pickets shall be installed at 6-inches on center. Handrails shall be built going down steps in same configuration as porch rails. Handrails shall not be painted.
- 25) **Cabin # 7 additional specs.** The Contractor shall remove and replace front door. The door shall match existing as close as possible. The Contractor shall install all necessary trim. Prime and paint with Sherwin Williams lifetime warranty paint. Color shall be Park Brown. The Contractor shall install new storm door to match existing.
- 26) The Contractor shall install new range hood vented to outside air either through the wall or piped up in the attic, both applications will have screened cover to prevent insects from coming in all cabins. Model # is in Approved Brands and Specifics - Specific Requirements.
- 27) The Contractor shall install new range in all cabins and shall install plex glass back splash on wall behind range to edge of range hood. Range Model # is in Approved Brands and Specifics - Specific Requirements.
- 28) The Contractor shall install new refrigerator in all cabins. Refrigerator Model # is in Approved Brands and Specifics - Specific Requirements.
- 29) **Every aspect of this project shall comply with 2021 IBC codes.**
- 30) **These five cabins were built in the 1950s and we are trying to update them but also trying to stay with the original theme.**

### **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) The 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 demolition/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) 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.
- 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) The 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. The 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. The Contractor shall protect work of other trades. The Contractor shall correct any painting related damage by cleaning, repairing, or replacing, and refinishing as directed by Facilities Management. The 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. The Contractor shall assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. The Contractor shall clean up and haul away all scrap when work is completed to an approved location off State property.
- 10) The 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 Insurances on-site.
- 13) Facilities Management may terminate this Contract for convenience without cause and for any reason. Facilities Management shall give the Contractor at least thirty (30) days written notice before the termination date. The Contractor shall be entitled to compensation for all conforming goods delivered and accepted by the Facilities Management or for satisfactory,

authorized services completed as of the termination date. In no event shall the State be liable to the Contractor for compensation for any goods neither requested nor accepted by the Facilities Management or for any services neither requested by Facilities Management nor satisfactorily performed by the Contractor. In no event shall the State's exercise of its right to terminate this Contract for convenience relieve the Contractor of any liability to the State for any damages or claims arising under this Contract.

- 14) If the Contractor fails to properly perform its obligations under this Contract in a timely or proper manner, or if the Contractor materially violates any terms of this Contract, the State shall have the right to immediately terminate the Contract and withhold payments in excess of compensation for completed services or provided goods. Notwithstanding the above, the Contractor shall not be relieved of liability to the State for damages sustained by virtue of any Breach Condition and the State may seek other remedies allowed at law or in equity for breach of this Contract.
- 15) 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 or impose additional terms and conditions before approving an assignment of this Contract in whole or in part or the use of subcontractors in fulfilling the Contractor's obligations under this Contract.
- 16) The Contractor and all subcontractors are not authorized to day laborers or temporary labor on this project without the express written permission of Facilities Management.
- 17) The Contractor shall have a Certificate of Insurances on file with Facilities Management and in compliance with state regulations. The 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.
- 18) 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.
- 19) 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

**Cabins 7,8,12,15, and 16 renovations**

the invoice shall be submitted to: Deborah Quist, 160 State Circle, Rocky Top, TN 37769 or preferably via email [Deborah.g.smith@tn.gov](mailto:Deborah.g.smith@tn.gov)

20) Facilities Management Regional Contacts for this project are:

Regional Manager: Chad Young, 865-606-1551, [chad.young@tn.gov](mailto:chad.young@tn.gov)

Project Manager: Gary Greenwood, 865-806-8300, [gary.greenwood@tn.gov](mailto:gary.greenwood@tn.gov)

Nothing Follows