

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

### **Addendum on last page.**

This request for bids is for a contract to furnish all material, equipment, supplies and labor to renovate all seven (7) cabins at Nathan Bedford Forrest State Park.

### **General Conditions**

- 1) On-Site work shall be performed between 10/01/2025 and 06/01/2026 unless a written exception is granted by the Facilities Management Regional Manager.

For this project, the Contractor and applicable subcontractors shall possess an active (list all appropriate licenses, although BC-B sm,) 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.

- 2) 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.
- 3) All work shall comply with state-approved versions of the IBC, standards, regulations, other applicable codes, manufacturer's recommendation, and best practices. Contractor is responsible for all permits and associated fees.
- 4) 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,

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

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.

- 5) Contractor shall keep the jobsite clean and safe and leave in a neat and tidy manner.
- 6) All color selections shall be provided to the contractor by the Facilities Management Project Manager.
- 7) All material substitutions must be pre-approved prior to bid acceptance.
- 8) All materials shall be installed per manufacturer's recommendation, industry best practice, and applicable code.
- 9) All dimensions listed are approximate. 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.
- 10) 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.

## **Demolition**

1. The Contractor shall demolish and remove all tub, shower surrounds, toilets, sinks and vanities in all fourteen (14) bathrooms two (2) in each cabin as scheduled with the park manager.
2. The Contractor shall demolish all flooring throughout the cabins. Cabins 2 and 3 have new flooring no floor demo needed.

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

3.The Contractor shall demolish the hearth in front of the fireplaces. Fireplace inserts and log assemblies, to prepare for new fireplace inserts.

4.The Contractor shall remove all windows and all exterior doors in all cabins.

5. The Contractor shall remove all interior and exterior lighting fixtures and ceiling fans.

6. The Contractor shall remove all the existing cabinets including the bathrooms and the Butler's Pantry.

7. The Contractor shall demo the concrete blocks at the crawl space area for installing a 30" inch by 30" inch metal door.

8.The Contractor shall demo Cabin 1 parking spot and entrance ramp for installing a new ADA Compliant one vehicle parking pad with a new ADA Compliant entrance ramp.

## **Scope of New Work**

**Cabin one (1) is the ADA cabin and it shall be ADA compliant. All other cabins shall be ADA friendly. Park staff will remove all furniture and reinstall furniture after each Cabin is completed and excepted by this agency. All submittals shall be approved by park management and this agency.**

## **Bathrooms**

**1.Cabin one (1) master bathroom shower shall be wheelchair accessible and all ADA requirements.**

2.The Contractor shall provide and install a new 60" x 49" inch wheelchair accessible fiberglass shower pan for Cabin one (1) master bathroom.

3.The Contractor shall be responsible for moving drain line and make all plumbing modifications as needed to install new shower pan.

4.The Contractor shall provide and install a new single handle shower value with single function shower head, personal shower, 24" grab/slide bar and metal lever handles.

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

5.The handheld shower spray unit shall be mounted between 38” and 48” inches above the shower floor, the shower controls shall also be mounted within the same range.

6.The Contractor shall install new folding shower ADA Compliant satin stainless steel bench, left or right-handed will be determined by location of shower controls.

7.The Contractor shall install a new 36” inch long straight grab bar, 18-gauge stainless steel with smooth satin finish, 1 1/2” diameter that extends 3” inches from wall with structural blocking to be ADA compliant.

8.The Contractor shall install a new shower curtain with a stainless-steel rod assembly for Cabin one (1) master bathroom, park management shall pick color of curtain.

9.The Contractor shall remove existing vanity and sink, install a new Corian countertop with a molded single sink and a new ADA Compliant 1.5GPM faucet.

10.The Contractor shall install a new vanity to meet ADA requirements built and sealed out of cabinet grade material to match the new kitchen cabinets. The vanity shall be angled to meet ADA requirements (no storage).

11.The Contractor shall supply and install Grout less ceramic tile on all shower walls in all bathroom’s park management shall chose color and pattern of tile.

12. The Contractor shall supply and install commercial grade ceramic tile with grout lines on the walls to the ceiling, the floors shall have no slip commercial grade ceramic tile on the floors of all bathrooms, color and pattern shall be chosen by park management.

### **Cabin One Parking Pad**

1.The Contractor shall remove the existing parking pad and cabin entrance ramp.

2.The Contractor shall install rock (33C) material and compact material to raise pad to meet ADA requirements for entrance ramp.

3.The Contractor shall form and install a new one vehicle 5000psi, six (6”) inch thick, 20’ wide and 25’ long, medium broom swept concrete parking pad with mess wire and rebar.

4.The pad shall be sloped to drain water no water shall be allowed to stand; Contractor shall replace pad if water puddles. Location shall be marked by this agency and park staff.

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

5.The parking pad shall be striped with hash marks, parking spot shall be twelve (12) feet wide, the hashed area shall be six (6) feet wide. Parking pad shall have signage and concrete parking curb.

6.The Contractor shall construct a new sixty-eight (68”) inch wide an approximately thirty-five (35) feet long entrance ramp from pad to cabin front porch. Ramp shall meet all ADA requirements.

7.Ramp shall be 3000psi, install wire and rebar and shall not exceed 5% with no more than a 2% cross slope.

8.The Contractor shall install new ADA Compliant rod iron rails to the new ramp.

### **Common Bathrooms**

1.The Contractor shall remove the existing showers in all common bathrooms of all the Cabins. The Contractor shall move the existing wall by storage area for installing a new 32” by 42” fiber glass shower pan with a four (4) inch rise for the new shower and Hinged Shower Door.

2.The Contractor shall make all necessary repairs to the walls including new wall studs and sheetrock before painting.

3.The Contractor shall provide and install new Grout less ceramic tile in all the common bathrooms.

4.The Contractor shall provide any waste connection necessary to install new shower.

5.The Contractor shall provide and install a new mixing value and shower heads in all common bathrooms.

6.The Contractor shall supply and install ceramic tile with grout lines on the walls to the ceiling, the floors shall have no slip ceramic tile on the floors of all bathrooms, color and pattern shall be chosen by park management.

7.The Contractor shall install new two-piece, floor mounted, pressure assisted tank style elongated toilets with new seals in all common bathrooms.

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

8.The Contractor shall provide and install a new vanity in all bathrooms with a Corian top and molded single sink in all bathrooms. Install new faucets and cut-offs with new drain lines (traps).

9.The Contractor shall provide and install new LED lighting in common bathrooms. Fixture number shall not change. Park manager shall pick lighting fixtures.

10.The Contractor shall provide and install new mirrors in all bathrooms with Cabin one's master bathroom being ADA compliant.

**The park manager shall pick tile style, pattern, and colors. Park manager shall pick light fixture style, color, and pattern.**

#### **Master Bathroom Cabin 2 thru 7**

1.The Contractor shall remove existing tub and install new fiberglass shower pan to fit area where tub was.

2.The Contractor shall provide and install new Grout less Ceramic tile in all showers.

3.The Contractor shall provide and install new sliding shower doors in the master bathrooms of Cabins 2 thru 7. The doors shall be clear obscured, tempered safety glass complete with lower guide rail/track, in all other cabins except cabin one (1).

4.The Contractor shall supply and install ceramic tile with grout lines on the walls to the ceiling, the floors shall have no slip ceramic tile on the floors of all bathrooms, color and pattern shall be chosen by park management.

5.The Contractor shall provide and install a new vanity in all bathrooms with a Corian top and molded single sink in all bathrooms. Install new faucets and cut-offs with new drain lines (traps).

6.The Contractor shall install new two-piece, floor mounted, pressure assisted tank style elongated toilets with new seals in all bathrooms.

7.The Contractor shall provide and install new LED lighting in all bathrooms. Fixture number shall not change. Park manager shall pick lighting fixtures.

#### **Windows**

1.The Contractor shall remove all exterior windows.

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

2.The Contractor shall provide and install new Double Hung, Low-E, Argon Filled, Double Pane, no grid, full Screen windows made to fit existing openings.

3.The Contractor shall make all necessary trim and window repairs to provide a weather tight seal around new window.

4.The Contractor shall seal/caulk all new windows according to the manufacture's recommendations.

### **Exterior Doors**

1.The Contractor shall remove the two exterior doors and side panels. The Contractor shall frame opening and make necessary repairs before installing doors. Cabin one (1) doors shall be ADA Compliant; all other cabins shall be ADA friendly.

2.The Contractor shall install two exterior slab doors with new frames, the front door shall have two (2) frosted lite (small windows) and new hardware.

3.The Contractor shall install the mechanical keypad provided by the park.

4.The Contractor shall apply two coats of stain to all sides of the door.

5.The Contractor shall install new kick plates to both sides of the new front door.

### **Ceiling**

1.The Contractor shall clean and prep vaulted ceiling in the living are.

2.The contractor shall apply sealant to vaulted ceiling, beams, and living area trim including window trim and window base boards 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 latex primer then apply two (2) coats of high quality bright white ceiling paint.

### **Interior Walls**

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

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 park manager and may vary by room.**

3.The Contractor shall provide and install a Corian back splash above lower kitchen cabinets. No visible glue shall be used.

4.The Contractor shall repair all doors and frames before applying cleaning and sealing. Doors shall be sealed to match the living area ceiling and beams.

5.The Contractor shall clean all molding and trim. The Contractor shall apply two (2) coats of high-quality latex gloss sealant.

6. The Contractor shall install a new Corian countertop above the fireplace cut to fit the opening.

7.The Contractor shall remove existing fire inserts and install a new gas ventless fireplace insert with thermostat.

8.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.

9.The Contractor shall remove all the wood curtain boxes above the windows and make all necessary sheet rock repairs.

10.The Contractor shall replace all floor registers and return cover with new like for like.

### **Plumbing**

1.The Contractor shall install a new satin water heater in crawl space under cabins and plumb in all water heaters.

2.This agency shall supply satin water heaters.



Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

3.The Contractor shall be responsible for supplying power to the new satin water heater and installing a 230-volt, 20 amp outdoor rated disconnect by the crawl space door to the exterior of all the cabins.

4.The Contractor shall expand crawl space entry door to a 30" x 30" entry with new metal door.

5.The Contractor shall construct concrete pad for water heater to be placed on.

6.The Contractor shall use new pex solid water line (no piecing) for installing dishwasher water line.

7.The Contractor shall attach new drain line for dishwasher to drain into existing waste lines.

8.The Contractor shall install new 15mil encapsulation material to crawl space walls, ground and piers to joist on building.

9.The Contractor shall tape and seal all seams of the encapsulation material.

10.There shall be no gaps openings or voids allowed.

11.Crawl space vents shall be covered and sealed with foam board of at least one (2) inch or another material with at least a seven (7) R value.

### **Flooring**

1.The Contractor shall demo existing flooring before installing new Lamanite flooring.

2. Any subfloor that appears weak shall be braced.

3.The contractor shall use floor leveling compound to repair any cracks or seams.

4.The Contractor shall provide and install new 12mm waterproof laminate flooring with foam backing in the kitchen and dining area in cabins 1, 4,5,6, and 7. **The park manager shall choose color, pattern, and style.**

5.The Contractor shall leave the new Laminate flooring in the cabins for a minimum of 48 hours to allow flooring to anneal to the cabin temperature.

6.The Contractor shall install new carpeting in the living room area and in the bedroom areas of cabins 1,4,5,6, and 7. The park manager shall pick from samples that the contractor supplies. Cabins 2 and 3 are pet cabins and have new Lamanite flooring.

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

### **Exterior Repairs**

- 1.The Contractor shall pressure wash and clean exterior of all cabins including the decks and all wood post.
- 2.The Contractor shall make all necessary repairs to the exterior of the decks.
- 3.The Contractor shall seal the decks and post with two (2) coats of deck seal, see product info chart.
- 4.The Contractor shall remove all the rails from the decks and porches, make all necessary repairs, weld all cracks or replace with new metal rails, sandblast all the rails then powder coat all metal rails before installing back to original position.

### **Cabinets**

- 1.The Contractor shall remove all existing cabinets in all seven cabins including both bathrooms and the Butler's pantry.
- 2.The Contractor shall be responsible for all measurements needed for installing new cabinets to include dishwasher, range, sink and refrigerator.
- 3.The Contractor shall install new wood grain cabinets with solid panels and clear sealant.
- 4.The Contractor shall provide and install new Cabinet hardware to all cabinets, vanities and to the Butler's pantry.
- 5.The Contractor shall install new Corian countertops to the lower cabinets with a single bowl molded famers sink.
- 6.Cabin one (1) kitchen sink shall be ADA Compliant.

### **Appliances**

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

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

4.All cabins shall have microwave with vent hood combos shall have a 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 install dishwasher next to refrigerator. See product info chart.

6. Appliances color shall be the park manager choice. All seven (7) cabin appliances shall match in appearance.

7.Cabin one (1) shall microwave shall meet ADA Compliant.

### **Lighting**

1.The Contractor shall replace all ceiling fans with a style and color chosen by the park manager.

2.The Contractor shall replace all interior and exterior lighting with new fixtures chosen by park management number of fixtures shall not change.

3.The Contractor shall replace the living room flood lights with bright white strips 5000K or better.

4.The Contractor shall replace the bathroom exhaust fans with two hundred fifty (250) cfm exhaust fan light combos.

5. The remaining lighting shall be replaced by the contractor within the same footprint as the existing lighting with management choosing style and patterns from choices provided from the Contractor.

6.The Contractor shall install LED stripe lighting under the kitchen cabinets.

### **Interior**

#### **1. Tile work: The Contractor shall:**

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

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

- 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.**

Item	Approved Brand or Pre-Approved Equal	Specific Requirements

Cabin Repairs  
 Nathan Bedford Forrest State Park  
 1825 Pilot Knob Road  
 Eva, TN 38333

<b>Appliances</b>	<b>GE, Samsung, Amana Energy star rated</b>	<b>Refrigerator 38 cubic feet top freezer, Microwave 1.1 cubic feet dishwasher 25-inch-wide model, Range like for like</b>
<b>Lighting</b>	<b>LED, Lithonia, GE, Commercial electric</b>	<b>Vanity light -Woodbury 24.5Matte-black bar Can lights, strips and fixtures</b>
<b>Toilets</b>	<b>American standard, Kohler, or equal</b>	<b>Two-piece, floor mount pressure assisted, tank style, elongated toilet &lt;1.6 gpf</b>
<b>Mirrors</b>		<b>30 inches by 24-inch beveled glass</b>
<b>Vent fans</b>	<b>Brone-Nutone</b>	<b>Model 508, 270 cfm</b>
<b>Caulking</b>	<b>Dap, Tite-bond</b>	<b>Elastomeric joint sealant</b>
<b>Exterior &amp;interior finish</b>	<b>Sherwin-Williams, PPG</b>	<b>Exterior acrylic latex with lifetime limited warranty</b>
<b>Tile</b>	<b>Florida tile, Daltile</b>	<b>Bathroom floor and wall 12 inch by 18 inch</b>
<b>Grout,</b>	<b>Tec power grout</b>	
<b>Thin set</b>	<b>Flex- bond</b>	
<b>Fireplace insert</b>	<b>Duluth forge, Majestic</b>	<b>32000 BTU</b>
<b>Cabinets</b>	<b>Denver, Lowes</b>	<b>Solid Panel wood grain look</b>
<b>Shower surround's</b>	<b>Grout Less Tile</b>	<b>Ceramic</b>
<b>Shower Curtin and rod</b>		<b>Managers choice</b>
<b>Back Splash</b>	<b>Corian</b>	
<b>Shower doors</b>	<b>Tracked sliding</b>	<b>Misemo, Dreamline, Madison</b>
<b>Shower head</b>	<b>Delta, Kohler</b>	<b>Two in one 4 spray pattern, 6-inch wall mount</b>
<b>Towel bar</b>	<b>Delta</b>	<b>Silverton 24 inch</b>

Cabin Repairs  
 Nathan Bedford Forrest State Park  
 1825 Pilot Knob Road  
 Eva, TN 38333

<b>Toilet paper dis.</b>	<b>delta</b>	<b>Silverton pivoting in chrome</b>
<b>Shower pans</b>	<b>Locally Source</b>	<b>Fiberglass</b>
<b>Doors Exterior</b>	<b>Rustica</b>	<b>2 lite solid wood slab door</b>
<b>Laminate Flooring</b>	<b>Pergo, Stain Master</b>	<b>12mil water proof with backer</b>
<b>Deck seal</b>	<b>Flood</b>	<b>Clear</b>
<b>Plastic sheeting</b>	<b>Uline</b>	<b>6-mil</b>
<b>Encapsulation Material</b>	<b>Locally Source</b>	<b>15mil</b>
<b>Satin Water heater</b>		<b>Provided by this Agency</b>
<b>Floor leveling compound</b>	<b>Henry, Simple prep, Level Pro,</b>	
<b>Carpet</b>	<b>Mannington, Stain master</b>	<b>0.72 in textured polyester</b>
<b>Plumbing</b>	<b>Pex-A</b>	<b>Stainless fittings and compression rings.</b>
<b>Waste lines</b>	<b>PVC</b>	<b>Schedule 40</b>
<b>Windows</b>	<b>Pella</b>	<b>Double Hung, Low-E Double pane with Screen</b>
<b>Cabinet Hardware</b>	<b>Amerock</b>	<b>Black Center to Center cabinet Pull</b>
<b>Grab Bars</b>	<b>Moen</b>	<b>36" 18-gauge Stainless Steel Satin Finish</b>
<b>ADA Shower</b>	<b>Delta</b>	<b>Single Handle, Single Function Shower Head, Personal Hand Shower</b>
<b>ADA Seat</b>	<b>Harny</b>	<b>Satin Stainless Steel Floding Bench</b>

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

<b>Rails</b>	<b>Locally Source</b>	<b>Rod Iron</b>
<b>Ceiling Fans</b>	<b>Hunter Skyflow</b>	<b>52" 5 blade</b>
<b>Shower Door</b>	<b>Delta</b>	<b>Obscure Hinged</b>

#### 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.
- d) Mixed coatings shall be stirred thoroughly before and occasionally during use. Do not thin.
- e) Working conditions shall be within manufacturer's recommendations.

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

- 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



Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

## 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) 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, it shall be repaired within a 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) 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. 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.

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

- 7) 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.
- 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 to 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 an approved location off state property.
- 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) 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

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

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 Contractors 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 Insurance on file with Facilities Management and in compliance with state regulations. 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 the invoice shall be submitted to: Susan Blankenship o731-968-6608  
[susan.blankenship@tn.gov](mailto:susan.blankenship@tn.gov)
- 20) Facilities Management Regional Contacts for this project are:  
  
Regional Manager: Steve ODell o 731-968-6608 c731-307-9716 [steve.odell@tn.gov](mailto:steve.odell@tn.gov)  
  
Project Manager: Roger Blankenship cell 731-307-9715 [roger.blankenship@tn.gov](mailto:roger.blankenship@tn.gov)

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

**Project Bid Sheet and Packet Checklist**

**Vendor Name:** \_\_\_\_\_

**Supplier ID:** \_\_\_\_\_ **Sales and Use Tax:** \_\_\_\_\_

**If awarded this project, Certificates of Insurance of General Liability, Automobile and Workers Comp-or exempt shall be submitted within 5 business days (if this isn't met, our Nashville Procurement will cancel the PO). In addition, a Sales and Use Tax or exempt must be submitted or be on file (please enter the number above or enter exempt, if applicable).**

**Project:**

Line No.	Commodity/ Service Description	Quantity	Unit	Unit Price	Amount
0001					
0002					
				<b>GRAND TOTAL</b>	

**To be completed by vendor (please initial each):**

1. \_\_\_\_ No quote at this time.
2. \_\_\_\_ Delivery will be made this number of days after receipt of purchase order: \_\_\_\_.
3. \_\_\_\_ Quote expires \_\_\_\_\_.
4. \_\_\_\_ I have attached a signed Declaration of Intended Use of Subcontractor(s).
5. \_\_\_\_ I (we) agree to strictly abide by all statutes and terms contained in the policies and procedures of the Department of Environment and Conservation, Procurement Section.

**Important:** By signing below, the supplier certifies compliance with the above and further certifies that this quote is made without collusion or fraud. This quote must be **manually** signed in ink, below. All quote information shall be made with ink or typed.

Vendor Phone Number: \_\_\_\_\_ Date: \_\_\_\_\_

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

Vendor Representative Title: \_\_\_\_\_ Signature:

\_\_\_\_\_

All unit price corrections have been initialed: \_\_\_\_\_

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

### **Declaration of Intended Use of Subcontractor(s)**

(To be Completed by Prime Contractor and submitted with bid)

Project Name:

License Requirement of Project:

Prime Contractor Name: \_\_\_\_\_

Prime Contractor License Type: \_\_\_\_\_ Number: \_\_\_\_\_

#### **Please Initial the appropriate box**

\_\_\_\_\_ I do not intend to use a subcontractor(s) on this project.

\_\_\_\_\_ I intend to use the following subcontractor(s) on this project. All subcontractors working in a licensed trade are required to possess a valid contractor license for work planned/ performed, as long as their portion of work is \$25,000 or more.

Subcontractor Name	Trade	License Type	License #

% of sub-contractor estimated \_\_\$\_\_\_\_\_

By signing, I understand that any additions or changes regarding the use or substitution of subcontractor(s) requires written pre-approval of Facilities Management Office prior to subcontractor performing work under this project. Their contractor license information is

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

required and shall be verified prior to approval. The use of day laborers/ temporary help is not authorized on this project.

Contractor Signature: \_\_\_\_\_

Date: \_\_\_\_\_



Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

### **Certificate of Insurance Requirements**

Below is the list of requirements mandated by the state in order to conduct business on state property.

1. A Certificate of Insurance (COI) must list each insurer's **National Association of Insurance Commissioners (NAIC) number** be signed by an authorized representative of the insurer. a. The following information must also be included: i. Include Policy Number

ii. Policy effective date

iii. Policy expiration date

2. When (COI) forms are received by our office, and they contain General Liability (GL) coverage- **The State of Tennessee must be listed as Additionally Insured and contain an endorsement for a waiver of subrogation in favor of the State** in one of two ways: a. The Additional Insured (ADDL INSR) column & Subrogation Waived (SUBR WVD) column for Commercial General Liability needs to be marked with "X" / "Y"

OR

b. On the form under the label: *Description of Operations/Location*, it must read: i. The State of Tennessee is Additional Insured with respect to General Liability per contract. A waiver of subrogation is granted to the Additional Insured under the General Liability policy where required by written contract.

3. **Automobile Liability Insurance** must be a component of all contracts/purchase orders which involves a contractor's physical presence on State property. a. The contractor shall maintain Automobile Liability Insurance which shall cover liability arising out of any automobile (including owned, leased, hired, and non-owned automobiles). i. The following information must also be included: 1. Include Policy Number

2. Policy effective date

3. Policy expiration date

4. **Workers Compensation & Employers Liability Insurance** section is for Contractors statutorily required to carry workers' compensation and employer liability insurance; the Contractor shall maintain:

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

### **Certificate of Insurance Requirements**

- a. Workers' compensation in an amount not less than one million dollars (\$1,000,000) including employer liability of one million dollars (\$1,000,000) per accident for bodily injury by accident,
- b. one million dollars (\$1,000,000) policy limit by disease,
- c. and one million dollars (\$1,000,000) per employee for bodily injury by disease.
- d. The following information must also be included:
  - i. Include Policy Number
  - ii. Policy effective date
  - iii. Policy expiration date
- e. If the Contractor certifies that it is exempt from the requirements of Tenn. Code Ann. §§ 50-6-101 – 103, then the Contractor shall furnish written proof on company letterhead of such exemption for one or more of the following reasons:
  - i. The Contractor employs fewer than five (5) employees
  - ii. The Contractor is a sole proprietor/ Individual
  - iii. The Contractor is in the construction business or trades with no employees
  - iv. The Contractor is in the coal mining industry with no employees
  - v. The Contractor is a state or local government; or
  - vi. The Contractor self-insures its workers' compensation and is in compliance with the TDCI rules and Tenn. Code Ann. § 50-6-405.

5. The box labeled **Certificate Holder** must contain this information:

State of Tennessee, CPO Risk Manager

312 Rosa L. Parks Ave., 3rd Floor

Central Procurement Office

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

Nashville, TN 37243

If the form is not completed correctly, your insurance coverage is insufficient, you are in violation of the contract/purchase order, and you will be unable to continue working for the State of TN. This information must be applied to the form by the insurance carrier.

You may *NOT* enter this information on the form yourself.

We appreciate your adherence to the contract/purchase order insurance policies. We are happy to assist you in anyway if you have questions or need clarification. We appreciate doing business with your company.

Please see below for all insurance minimum coverage requirements and policy limits.

### **Certificate of Insurance Requirements**

#### **Insurance Certificate Requirements/Limits Required**

##### **Commercial General Liability**

Commercial General Liability Insurance, including but not limited to, bodily injury, property damage, contractual liability, products liability, with combined single limits of not less than one million dollars **(\$1,000,000)** per occurrence with a minimum aggregate of two million dollars **(\$2,000,000)**.

##### **Workers Compensation & Employers Liability Insurance**

The contractor is required to provide Workers Compensation Insurance coverage to its employees in compliance with State law and Employer's Liability with the following limits:

Workers' Compensation in an amount not less than one million dollars **(\$1,000,000)**, including employer liability of one million dollars **(\$1,000,000)**, one million dollars **(\$1,000,000)** per accident for bodily injury by accident, one million dollars (\$1,000,000) policy limit by disease, and one million dollars **(\$1,000,000)** per employee for bodily injury by disease.

##### **Auto Liability Insurance**

- a. The contractor shall maintain Automobile Liability Insurance which shall cover liability arising out of any automobile (including owned, leased, hired, and non-owned automobiles).

Cabin Repairs  
Nathan Bedford Forrest State Park  
1825 Pilot Knob Road  
Eva, TN 38333

- b. The contractor shall maintain bodily injury/property damage with a limit not less than one million dollars **(\$1,000,000)** per occurrence or combined single limit.

## **Addendum**

- 1.The Contractor shall install the new dishwasher to the right-hand side of the kitchen sink in all cabins.
- 2.The Contractor shall install new Cultured Marble Panels sized to fit both shower areas floor to ceiling in all cabins.
- 3.The Contractor shall remove all the tile around the fireplace including the Harth.
- 4.The Contractor shall install new Mosaic Wall and Floor Tile around new fireplace insert.
- 5.The Contractor shall install new flooring in front of the fireplace in Cabins #2 and #3 to match the existing flooring.
- 6.The Contractor shall switch locations of the sink and toilet in cabin #1 to make restroom ADA Compliant. The Contractor shall be responsible for all plumbing needed to switch locations including waste line modifications and water line changes.
- 7.The Contractor shall install new 12” x 24” Porcelain Tile to all walls and floors of all the cabins park manager shall pick pattern and color.