



Renovations Of 9 Cabins

**Cedars Of Lebanon State Park
328 Cedar Forest Rd
Lebanon, Tennessee 37090**

This request for bids is for a Contract to furnish all material, equipment, supplies, and labor necessary to renovate 9 cabins.

General Conditions

- 1) On-Site work shall be performed between receipt of signed Contract or Purchase Order and **6/17/2027** 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, BC-C or higher 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 is 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) We are requesting a non-mandatory pre-bid meeting to be held.
- 6) 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.
- 7) The Contractor shall keep the jobsite clean and safe and leave in a neat and tidy manner.
- 8) All color selections shall be provided to the Contractor by the Facilities Management Project Manager.
- 9) All material substitutions must be pre-approved prior to bid acceptance.
- 10) All materials shall be installed per manufacturers' recommendation, industry best practice, and applicable code.
- 11) 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.
- 12) 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) The Contractor shall remove all existing windows and doors on all Cabins.
- 2) The Contractor shall remove all existing siding, sheathing and wall insulation on all

Cabins.

- 3) The Contractor shall remove all existing metal roofing, underlayment, trim and drip edge on all Cabins.

New Work

- 1) Every aspect of this project shall be compliant with 2021 IBC Building Codes, and all materials shall be installed per manufacturers recommendations.
- 2) The Contractor shall provide and install new insulation in all exterior walls in all Cabins. Insulation shall have a value of R-15 minimum.
- 3) The Contractor shall provide and install new zip system sheathing on all cabins. Contractor shall tape every joint on sheathing. Contractor shall install sheathing using hot dipped galvanized ring shanked collated framing nails.
- 4) The Contractor shall provide and install (12) new windows in all cabins, 10 large windows and 2 small windows. Windows shall match existing size of the windows removed. All new windows shall be installed in the existing window locations. Contractor is responsible for taking their own measurements. Windows shall be new operable exterior insulated, argon-filled, Low-e, energy star rated new construction vinyl windows. Contractor shall provide and install trim on interior to match existing style and color. Contractor shall temporarily remove all blinds around windows and reinstall after installation of new windows.
- 5) The Contractor shall provide and install (1) new solid core door on all cabins. Contractor shall reinstall existing doorknob. Contractor shall adjust each door to ensure proper operation.
- 6) The Contractor shall provide and install new siding in trim on all cabins. New siding shall be installed in a board and batten pattern; battens shall be installed (16)-inches on center and be size (2 ½)-inches. Contractor shall install (3 1/2)-inch trim around all windows, corners, outside perimeter and doors. All siding and trim shall be installed using hot dipped galvanized ring shank collated siding nails.
- 7) The Contractor shall provide and install (2) coats of paint on all new siding and trim on all cabins. Color for siding shall be park brown. Color for all trim around windows and doors shall be Llama Wool. Doors shall be painted Llama Wool.
- 8) The Contractor shall provide and install new Ice and Water Shield underlayment on entire roof decks on all cabins.
- 9) The Contractor shall provide and install new 5-rib 29-gauge metal roofing on entire roof decks of all cabins. Contractor shall provide and install new corner trim, drip edge and ridge caps with foam closures on all cabins. Color for all metal roofing, corner trim, drip edge and ridge cap is to be burnished slate.
- 10) The Contractor shall provide and install new flashing around all chimneys on all

cabins. Flashing shall be a minimum of 6-inches on all sides and against roof, bottom side of flashing shall go a past nearest rib of metal roofing and be imbedded a minimum of ½-inch in the chimney. Flashing shall be sealed using silicone on all edges to ensure no water leaks.

- 11) The Contractor shall replace any rotten or decayed wood uncovered. The Contractor shall allocate an amount of \$3000 dollars per cabin for material cost only to replace any rotten or decayed wood.

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Large Windows	Atrium	Series 8900 double hung, no grid, interior Laminate Color to be Dark Oak, Exterior Paint Color to be Tan.
Small Windows	Atrium	Series 8900 slider window, Interior Laminate Color shall be Dark Oak. Exterior Paint Color shall be Tan
Door	Reliabt	Lowe's Model# PRO10125248 QTY-9 Color Llama Wool
Insulation	Rockwool	R-15 Value
Sheathing/Tape	Zip System	7/16-inch OSB Sheathing
Siding/Trim	James Hardie Board	Primed HZ10 Straight Fiber Cedarmill.
Roof	Local	5-rib, 29-gauge, Color Burnished Slate
Underlayment	Grace	Self-adhered roofing underlayment
Paint	Sherwin Williams	Limited Lifetime Warranty Super Paint
Caulking	Dap	Dynaflex 230
Silicone	Lexel	Clear

Specific Instructions

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.
- f) Owner shall inspect prior to each subsequent coat.
- g) All label instructions shall be followed.
- h) It shall be the responsibility of the contractor to ensure a safe work environment for workers.
- i) Contractor shall conduct activities within park operational guidelines to limit disruption to park patrons or staff.

1) 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.

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 twenty-four (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 (1) 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) At all times, the Contractor shall have a copy of project specifications, permits, and Certificate of Insurance on-site.

- 11) 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.
- 12) 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.
- 13) Invoice shall be submitted for payment not before project completion and final project acceptance but also no later than ten (10) days after project completion and acceptance. A copy of the invoice shall be submitted to: Becky Johns at Becky.Johns@tn.gov, 2000 Jackson Hill Rd, Burns, TN 37029, (615) 981-6285.
- 14) Facilities Management Regional Contacts for this project are:

Regional Manager: Mark Harris, (615) 218-7697, Mark.Harris@tn.gov

Project Manager: Seth Greenwood, (615) 306-9616, Seth.Greenwood@tn.gov