

# **Meeman Shelby Recreation Lodge Repairs Project:**

Meeman Shelby Forrest State Park  
910 Riddick Road  
Millington, Tennessee 38053

This request for bids is for a contract to furnish all material, equipment, supplies, and labor necessary to make repairs to recreation lodge at Meeman Shelby Forrest State Park.

## **General Conditions**

- 1) On-Site work shall be performed between receipt of signed contract or purchase order and January 1st, 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 and BC-C license. 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. This project may require a performance and payment bond.
- 3) The Contractor shall not assign this contract or enter 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, and NEC standards, regulations, other applicable codes, manufacturer's recommendation, and best practices. 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) 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 manufacturers' recommendation, industry best practice, and applicable code.
- 10) 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.
- 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) The contractor shall demo all decayed and rotten beam ends back into building minimum 12 feet or till beams are good solid material.
- 2) The contractor shall demo all windows and doors.
- 3) The contractor shall demo two flying beams and vinyl siding at the back of building in breeze way.
- 4) The contractor shall demo two feet off roof overhang on both sections of roof along the backside of building.
- 5) The contractor shall notify the listed contacts if any additional damage is found and not proceed until authorized.

### New Work

- 1) The contractor shall repair all decayed and or damaged beam ends minimum 12 feet back into the building with new treated material to match existing.
- 2) The contractor shall stagger joints minimum three feet where new treated materials meet existing. New treated beam ends shall stop two inches of the inside of rake board. Wrap all post and exposed parts of beams with moisture barrier and fiber-cement board. Interior exposed parts of treated beam shall be covered with material to match existing interior material.
- 3) The contractor shall provide and install two by six pressure-treated pine wall framing on the two front corners of the building four feet inward from corners in both directions from floor to ceiling. The contractor shall provide and install R-19 batting or better insulation in walls. Interior finish shall match existing materials, and exterior finish shall have moisture barrier with fiber-cement lap siding.
- 4) The contractor shall provide and install four new double-pane energy

star rated windows across front of building with approximately thirty-four-inch-high knee wall framed up under windows. Knee walls shall be insulated with R-19 bats or better. Interior finish shall match existing materials, and exterior finish shall have moisture barrier with fiber-cement lap siding.

- 5) The contractor shall provide and install two new double-pane energy star rated windows on the front side walls of the building. One window on each side wall with approximately thirty-four-inch-high insulated knee wall under windows. Other openings on side walls shall be framed in and insulated with R-19 bats or better. Interior finish shall match existing material, and exterior finish shall have moisture barrier with fiber-cement lap siding.
- 6) The contractor shall provide and install a new thirty-six-inch store front door to match existing on front right side of building. The doors glass and side glass shall all be tempered glass and shall have panic bar. Door color shall be dark bronze.
- 7) The contractor shall provide and install a new Stanley ADA handicap automatic door opener with push pad openers and all other components for doors to function properly. (Complies with ANSI/BHMAA156.9 for low energy, "knowing act" (push-button) doors.
- 8) The contractor shall provide and install a new double metal half-light break away insulated door dark bronze color with panic bar on the front left side of the building. The contractor shall build approximately thirty-four-inch-high knee walls and frame for windows to be installed above the knee walls on both sides of door. Knee walls shall be insulated and interior finishes to match existing material. Exterior finish shall have moisture barrier and fiber-cement lap siding.
- 9) The contractor shall provide and install two new double-pane energy star rated windows on left side of building at stairs. Dark bronze color.
- 10) The contractor shall provide and install one new exterior double metal door vented on left side of building that accesses HVAC air handlers.

- 11) The contractor shall frame in areas and insulate in the top of building where the windows were removed. The interior finish shall match existing materials and be installed horizontal between columns. The exterior finish shall be fiber-cement board & baton. Batons shall be on one-foot centers and shall have one by six fiber-cement band boards.
- 12) The contractor shall provide and install three six-foot ceiling fans equally spaced out along the ceiling of center hallway above the air ducting. Contractor shall provide and install ceiling fan supports and mounting boxes. The contractor shall provide and install a single switch mounted on wall of hallway near ADA entrance door to power fans off/on. New 20amp circuit shall be ran to electrical panel to power ceiling fans with number twelve stranded in EMT conduit fastened securely. All electrical must meet NEC code.
- 13) The contractor shall frame up walls on four corners at the back of building. Corner walls shall run inward four feet from corners in both directions from ceiling to floor. Walls shall be insulated with R-19 batting or better, and interior finish shall match existing materials. Exterior finish shall have moisture barrier with fiber-cement board & baton. Batons shall be on one-foot centers and one by six fiber-cement band boards.
- 14) The contractor shall frame in and insulate four triangle openings on the back of building. Interior finish shall match existing materials. Exterior finish shall have moisture barrier with fiber-cement board & baton.
- 15) The contractor shall build approximately thirty-four-inch-high knee walls in both rooms at the back of the building. Insulate knee walls with R-19 bats. Interior finish to match existing materials. Exterior finish shall be moisture barrier with fiber-cement board & baton.
- 16) The contractor shall provide and install six double-pane energy star rated windows in first room and two thirty-six-inch store front doors with dark bronze color. Doors shall have tempered glass, panic bars and lighted exit signs with battery backup mounted above door.
- 17) The contractor shall provide and install seven double-pane energy star rated windows and one thirty-six-inch store front door dark bronze with tempered glass, panic bar, and lighted exit sign with battery backup mounted above door.

- 18)The contractor shall repair any damaged or decayed materials to match existing walls in breezeway between the two rooms at the back of building. The contractor shall provide and install moisture barrier and fiber-cement board & baton. Batons shall be on one-foot centers and one by six band boards.
- 19)The contractor shall provide and repair roof overhangs on back of building once two feet has been removed. The contractor shall repair it back to match its original look.

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

| Item                    | Approved Brand or Pre-Approved Equal | Specific Requirements                                                                                                   |
|-------------------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------|
| House wrap              | Dupont, Kingspan                     | Non-Woven with 10-year warranty                                                                                         |
| Flashing                | Amerimax                             | Aluminum flashing                                                                                                       |
| Caulking                | Dap, Titebond                        | Elastomeric Joint Sealant complying /ASTM C920 Grade NS, class 25 or higher or Latex Joint Sealant complying/ ASTM C834 |
| Paint                   | Sherwin Williams, PPG                | Exterior Acrylic Latex with lifetime limited warranty from distributor                                                  |
| Woodgrain Siding & Trim | James Hardie                         | Fiber cement with 30-year warranty<br>Inside & outside corners 5/4 x 3.5 inch<br>Batons 5/4 x 3.5 inch, Band boards 1x6 |
| Windows                 | Anderson, Aluminum tubelite          | Dark bronze, double pane low E energy star rated                                                                        |
| Doors                   | Store Front, Metal insulated         | Tempered glass, Dark bronze, double break away, double vented                                                           |

|                 |                   |                                                                               |
|-----------------|-------------------|-------------------------------------------------------------------------------|
| Fans            | Global industrial | 72" industrial ceiling fan, DC motor, 6 speed, 9400 CFM, black Model#WB293047 |
| Insulation      | Owens Corning     | R-19 or better bats of insulation                                             |
| Ada door opener | Stanley           | Automatic door opener & push pad with all components                          |
| Framing         | Locally sourced   | 2 x 6 pressure treated pine                                                   |
| Electrical Wire | Locally sourced   | 12/2 Romex                                                                    |
| Conduit         | Locally sourced   | EMT conduit and fittings                                                      |

## Specific Instructions

- 1) The contractor shall provide and install two by six pressure-treated pine for framing materials.
- 2) The contractor shall provide and install all new fiber cement materials. The contractor shall install all fiber cement materials according to manufacturer's requirements and recommendations.
- 3) The contractor shall provide and install caulking on all butt joints, inside & outside corners, doors and window trim. The contractor shall provide and install two coats primer and two coats of paint on all fiber-cement board.
- 4) The contractor shall provide and install R-19 bats or better insulation in walls and knee walls.
- 5) The contractor shall provide and install flashing over the doors, windows, heating ducts and where siding meets the ground at bottom of wall. Flashing shall have a z-bar shape and hem or crimp on outside edge.
- 6) The contractor shall provide and install moisture barrier on all walls before installing fiber-cement board siding.
- 7) The contractor shall stagger joints on beam repairs. Provide and install new treated materials to match existing.
- 8) The contractor shall provide and install windows and doors, dark bronze color.
- 9) The contractor shall purchase Sherwin Williams paint from a distributor.

- 10)The Contractor shall be responsible for any clean-up of spilled paint and or over spray.
- 11)The Contractor shall provide and install a good high quality exterior latex paint.
- 12)This is a turnkey job and all aspects shall be left in a finished condition.
- 13)The contractor shall coordinate work with park management.

## **PAINT SPECIFICATIONS:**

### **I. 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 must be filled with approved caulk.
- C. Glossy surfaces of old paint must be dulled.
- D. Prepared surface must be protected by use of specified and approved primer.
- E. Surface must be inspected by park Facilities Management representative prior to coating application; however, prepared non-protected metal substrates must be immediately primed.

### **II. COATING APPLICATION**

- A. Coating may be applied by brush, applicator pad, roller, convention or airless spray in a minimum of two coats or as otherwise specified.
- B. Specific dry film thickness recommended by manufacturer must be achieved.
- C. Even coats, of complete coverage, which are free from sags, drips, streaks and bubbles must be obtained.

## **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) Contractors 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 contractors 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.
- 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 scraps 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 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 the 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 office:731-968-6608, cell:731-307-9718 [susan.blankenship@tn.gov](mailto:susan.blankenship@tn.gov)

20) Facilities Management Regional Contacts for this project are:

Project Manager: Reid Mullins, Phone: c 731-412-4042, o 731-968-6608

Email: [reid.mullins@tn.gov](mailto:reid.mullins@tn.gov)

Regional Manager: Steve Hicks, Phone c 731-552-0659, o 731-968-6608

Email: [steve.hicks@tn.gov](mailto:steve.hicks@tn.gov)