



Visitors Center & Giftshop Roofing and Painting

Standing Stone State Park

1674 Standing Stone Park Highway
Hilham, TN 38568

This request for bids is for a Contract to furnish all material, equipment, supplies, and labor necessary to renovate exterior of Visitors Center and Giftshop.

General Conditions

- 1) On-Site work shall be performed between receipt of signed Contract or Purchase Order and November 30th, 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) Bids are submitted through the Edison portal. Do not submit or disclose your bid to any other person.
- 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 manufacturer's 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 the existing metal roofing and any damaged or deteriorated roof decking.
- 2) The Contractor shall remove all damaged soffit and fascia and porch ceiling and all damaged siding.

New Work

- 1) The Contractor shall remove all roofing materials and remove and replace all damaged roof sheathing with sheathing to match the existing materials.
- 2) The Contractor shall install ice & water shield and synthetic felt over the entire building. The Contractor shall install standing seam metal on entire roof per manufacturer specifications.
- 3) The Contractor shall remove and replace all damaged soffit, fascia, siding, and porch ceiling.
- 4) The Contractor shall prime and paint all wood surfaces on the entire building.

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Metal Roofing		.24- gauge standing seam metal with all necessary trim, installed to manufacturer specifications. Color shall be Brown.
Lumber		All lumber replaced shall be the same materials as the existing. Same size, type, and species.
Primer	Sherwin Williams	Lifetime Warranty exterior oil-based primer.

Paint	Sherwin Williams	Lifetime warranty exterior latex paint. Color shall be Park Brown.
Gutters		6-inch half round gutters with round downspouts and gutter guards. Color shall be Musket.
Caulking		Dap 230 Dynaflex color shall be Brown.
Roof Felt		Synthetic roofing felt, with ice & water shield installed per manufacturer specifications.

Specific Instructions

- 1) The Contractor shall remove all metal roofing, all felt paper and all damaged wood on dormer, and roof sheathing.
- 2) The Contractor shall replace all damaged woodwork on the dormer and replace all damaged sheathing with materials that match the existing.
- 3) The Contractor shall install ice & water shield around the perimeter of roof and in all valleys and on top of the ridgelines.
- 4) The Contractor shall install standing seam metal with all necessary trim on the entire Visitors Center. Color shall be Brown on all metal roofing and trim.
- 5) The Contractor shall remove and replace all gutters with Brown six (6)-inch half round gutters with round downspouts and aluminum gutter guards.
- 6) The Contractor shall remove and replace all damaged or deteriorate soffit, fascia, siding, and porch ceiling with same materials as the existing.
- 7) The Contractor shall scrape all loose paint and apply primer to all new wood on the entire Visitors Center.
- 8) The Contractor shall apply two (2)-coats of paint on the entire Visitors Center. Color shall be Park Brown.
- 9) The Contractor shall install barriers around the Visitors Center to ensure the safety of Guests and Park Staff during this project.
- 10) All work on this project shall meet 2021 IBC Codes.

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 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 10 days after project completion and acceptance. A copy of the invoice shall be submitted to: Deborah Quist, 160 State Circle, Rocky Top, TN 37769, 865-606-0785, deborah.g.smith@tn.gov.
- 14) Facilities Management Regional Contacts for this project are:

Regional Manager: Chad Young, 865-606-1551, chad.young@tn.gov

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

Nothing Follows