



Restaurant Repairs

**Cove Lake State Park
110 Cove Lake Lane
Caryville, Tennessee 37714**

This request for bids is for a Contract to furnish all material, equipment, supplies, and labor necessary to paint, replace gates, gutters, awning, decking and repair concrete.

General Conditions

- 1) On-Site work shall be performed between receipt of signed Contract or Purchase Order and 90 (ninety) days 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 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 fencing and gate on wall to the left of the entrance.
- 2) The Contractor shall remove the deteriorated gable vent to the left side of the entrance.
- 3) The Contractor shall remove the damaged concrete areas near the left side gate and walkway to deck.
- 4) The Contractor shall remove the front entry door and two side doors.
- 5) The Contractor shall remove gutters and downspouts on structure.
- 6) The Contractor shall remove the awning from the side and rear of structure.
- 7) The Contractor shall remove the gazebos on the deck after disconnecting the electrical. The gazebos shall be retained for re-installation.
- 8) The Contractor shall remove all decking materials.
- 9) The Contractor shall remove the fireplace on the rear of the deck.
- 10) The Contractor shall remove the remnants of the lanterns on the entry columns.

New Work

- 1) The Contractor shall provide and install a new fence and gate on top of the existing wall to match the current functionality. The new parts shall be built from 5 (five) rib corrugated metal and fully enclosed metal stud work.
- 2) The Contractor shall provide and install a new gable vent.
- 3) The Contractor shall pour new concrete in damaged areas.
- 4) The Contractor shall provide and install new tempered glass storefront doors on the front entry doors and side doors near deck. New locksets, door closures and hinges shall be installed to match the existing. Old lock cylinders shall be transferred to new locks.
- 5) The Contractor shall provide and install new 6" (six-inch) K-style gutters, gutter guards, and downspouts. The downspouts on the rear of the building shall be piped into corrugated pipe and be directed down the hillside. The end of the

pipe shall have a screen to prevent clogging from rodents. One-to-two-inch (1-2") stones shall be placed at the end of the pipes to prevent erosion.

- 6) The Contractor shall provide and install a new metal awning on the sides and rear of the structure.
- 7) The Contractor shall form and pour a concrete patio, squared off with the rear of the structure and the right side of the existing deck at a single level to make it wheelchair accessible. The stone look from the rear of the building shall be carried onto the rear and sides of the new concrete structure.
- 8) The Contractor shall provide and install a livestock panel handrail around the edge of the new concrete patio. The top rail shall be a treated 2x6 (two by six) and the upper and lower rails shall be treated 2x4s (two by fours). Livestock panel shall be stapled to one side of the 2x4s (two by fours) and sandwiched between the others.
- 9) The Contractor shall re-install the gazebos and re-connect the power to them.
- 10) The Contractor shall repair the stucco damage near the front door and the rear windows.
- 11) The Contractor shall pressure wash the structure, wall in parking lot, and walkways.
- 12) The Contractor shall re-caulk the deck windows and paint them with 2 (two) coats of "Touch of Sand" paint.
- 13) The Contractor shall paint the main structure and both sides of the stone wall in the parking lot with 2 (two) coats of "Park Brown" paint. The trim, fascia, shutters and gable vent shall be painted with 2 (two) coats of "Touch of Sand" paint.
- 14) The Contractor shall provide and install new 2 (two) -inch post mount light fixtures.

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Awnings	General Awnings	Austin Standing Seam with a 35"x 33" (Drop x Projection) in "Sierra Tan" Color

Exterior Finish	Sherwin Williams, PPG	Exterior Acrylic Latex with Lifetime Limited Warranty
Post Lanterns	Pia Ricco	Textured Black Outdoor Post Lantern w/Clear Glass

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: 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: Chris Mayeaux, 865-340-3287, chris.mayeaux@tn.gov

Nothing follows

