

## **Cumberland Mountain State Park**

24 Office Drive  
Crossville TN 38555

### **Mill House and Coon Hollow Cabins and CCC Cabins**

#### **General:**

The Contractor shall be responsible for all labor, materials, and equipment necessary for this project at Cumberland Mountain State Park. All work is to be done in accordance with the latest industry standards. Any deviations from this scope of work shall be executed only after written approval is received. The Contractor shall be responsible for the safety and security of the site during this project. The Contractor shall use barriers where necessary. The Contractor shall be responsible for notifying park staff at the end of each day before leaving to ensure the site is secure. All containers and trash shall be removed and disposed of off state property. The Contractor is to visit site to obtain accurate measurements.

**This project is to start on April 1<sup>st</sup> and shall be completed by May 9<sup>th</sup>, 2024.**

#### **Scope:**

1. There are a total of 13 cabins to be painted. These cabins all have a defined timeline due to cabin reservations schedule. Timelines are set so that the contractor shall have time to finish work each week. Weather has been factored in as best as possible due to the project starting in the month of April.
2. The Contractor shall prime all wood surfaces before painting.
3. The Contractor shall apply two coats of Sherwin Williams lifetime warranty exterior paint - park staff to choose colors.
4. The Contractor shall be given cabins to be painted each week, every week till project is completed.
5. Cabins shall be done as a line item so that once a cabin has been completed the contractor shall be paid for that cabin.
  - A. Coon Hollow and the Mill House shall be done first starting April 1<sup>st</sup> and finish by April 5<sup>th</sup>.
  - B. Cabins 1 and 2 shall start the next week starting April 8<sup>th</sup> and finish by April 12<sup>th</sup>.
  - C. Cabins 3 and 4 shall start on April 15<sup>th</sup> and finish April 18<sup>th</sup>.
  - D. Cabins 5 and 6 shall start on April 22<sup>nd</sup> and finish April 26<sup>th</sup>.
  - E. Cabins 9, 10, and 11 shall start April 29<sup>th</sup> and finish May 3<sup>rd</sup>.
  - F. Cabins 13 and 14 shall start May 6<sup>th</sup> and finish May 9<sup>th</sup>.

As stated, these cabins are removed from park inventory so work can be performed; we also realize weather may be a factor.

Park management shall work with the contractor to reschedule cabins as needed as long as the contractor is making an effort to complete work as scheduled.

**Additional Conditions:**

This is a turnkey job. 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.

All bidders are advised to visit site to verify all conditions and dimensions. No allowances shall be made by the agency due to any bidder neglecting to visit the site and verifying dimensions and conditions.

*All bids over \$100,000 shall include provisions for a payment bond in the amount of twenty-five percent (25%) of the contract price.*

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.

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 with a representative of Facilities Management, East TN Regional Office (ETRO) before additional work or materials are supplied.

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 agency. Work shall be conducted during the normal business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m., unless approval for an alternate schedule is arranged with Facilities Management.

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 invoice shall be paid.

This project is to start on April 1<sup>st</sup> and shall be completed by May 9<sup>th</sup>, 2024, unless other agreement has been approved by Facilities Management, ETRO.

The contractor shall protect areas adjacent to his work and shall be required to repair any damage he 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.

Workmanship is to be warranted for not less than one year from date of final inspection. Materials shall be warranted as per manufacturer warranty.

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.

Submittals shall be required on all materials and shall be presented for approval by the State of Tennessee representative: Facilities Surveyor, Facilities Manager or Park Manager.

Clean up of the project site shall be the responsibility of the contractor. Contractor shall 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.

Contractor, employees, or sub-contractors shall be licensed, certified, or registered as required. They shall be registered in the State of Tennessee Edison purchasing system.

The contractor shall have a Certificate of Insurance on file with Facilities Management.

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.

Contractor shall obtain all fees and permits required for project. Contractor shall have a copy of project specifications, permits, and certificate of insurance on project site at all times.

Contractor shall comply with all applicable codes, standards, and regulations in execution of project.

All work shall conform to the state's current approved codes, such as the International Building Code. All electrical and plumbing shall conform to the latest and most current codes. All Fire Marshall approved projects shall have a Certificate of Occupancy issued at the completion of the project. All ADA projects shall have approval of the State of Tennessee Facilities Design Coordinator and shall be in compliance with the latest ADA code at the completion of the project.

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to Facilities Management, East TN Regional Office, 160 State Circle, Rocky Top, TN 37769, or to [deborah.g.smith@tn.gov](mailto:deborah.g.smith@tn.gov).

For scheduling contact:

Facilities Manager: Chad Young, 865-606-1551, [chad.young@tn.gov](mailto:chad.young@tn.gov)

Facilities Surveyor: Gary Greenwood, 865-806-8300, [gary.greenwood@tn.gov](mailto:gary.greenwood@tn.gov)