

# David Crockett Cabin Roof Shingle Replacement

**David Crockett State Park  
23 Crockett Park Road  
Lawrenceburg, TN 38464**

This request for bids is for a contract to furnish all material, equipment, supplies and labor to replace existing asphalt shingles with new architectural style shingles, gutters with down spouts and paint exterior of all cabins.

## General Conditions

- 1) On-Site work shall be performed between January 1, 2024 and April 1, 2024, unless an exception is granted by the Facilities Management Regional Manager. **Contractor shall contact Park Management about start and stop dates because these cabins are rented facilities.**
- 2) All work shall comply with state-approved versions of the IBC, standards, regulations, other applicable codes, manufacturer's recommendation, and best practices. Contractor is responsible for all permits and associated fees.
- 3) Only the Facilities Management Office can approve any alterations, modifications, or substitutions to the written scope, specifications, or requirements of the project. No additional work shall be authorized unless pre-approved by the Facilities Management Office.
- 4) Contractor shall keep the jobsite clean and safe and leave in a neat and tidy manner.
- 5) All color selections to be determined by the Park Manager and approved by the Facilities Management Office.
- 6) All material substitutions must be pre-approved.
- 7) All materials shall be installed per manufacturer's recommendation and best practice.
- 8) All dimensions listed are approximate. Contractor is responsible for verifying actual dimensions prior to ordering any materials or bidding. No allowances shall be made due to any bidder neglecting to visit the site and verifying dimensions and conditions.
- 9) Contractor shall possess a valid TN BC-B (sm) contractor license or higher to submit bids.
- 10) All bids over \$100,000 shall include provisions for a payment bond in the amount of twenty-five (25%) of the contract price.

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## **Demolition**

**Remove existing shingles and underlayment on all cabin roofs.**

**Remove all gutters and down spouts on all cabins.**

**Paint exterior of all cabins.**

**Properly dispose of all debris off park property.**

## **General Scope Of Work**

1. Contractor shall remove all shingles, nails and underlayment on all seven (7) cabins.
2. Contractor shall remove and replace damaged decking with new materials to match existing.
3. Contractor shall install new ice and water shield underlayment to roof area according to manufacturer's recommendations.
4. Contractor shall install new architectural style shingles according to manufacturer's recommendations with drip edge on all seven (7) cabins color shall be selected by park management and approved by this agency. (Contractor shall be responsible for nails penetrations into interior of building).
5. Contractor shall install new flashing has needed to provide weathertight seal around vents and roof penetrations.
6. Contractor shall provide and install metal ridge cap to prevent leaks.
7. Contractor shall replace all damaged and decayed fascia with new material to match existing prime and paint before wrapping all fascia with 19 gauge metal fascia metal.
8. Contractor shall sand, scrape and pressure wash exterior of cabins, replace any damaged and decayed siding and trim with new material to match existing and paint exterior of all seven cabins.

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9. Contractor shall caulk all areas has needed before applying one coat of primer and two coats of exterior latex paint to all cabins color shall be selected by park management and approved by this agency.

10. Contractor shall paint all the window trim on all seven cabins and stain all doors.

11. Contractor shall clean and pressure all decks replace all damaged and decayed decking and rails has needed with new material to match existing. Replace all decayed and damaged rails and seal rails. Color of sealing will shall be selected by park management and approved by this agency.

12. Contractor shall install new 5-inch k style gutters with screens and down spouts to all seven cabins, color of gutters and down spouts shall be selected by park management.

## **Materials:**

**All materials must be approved by Facilities Management before installation.**

### **Ice and water shield:**

Self-Adhered Roofing Underlayment (25mils)

Acceptable brands: Grace Select, Owens Corning (or equal)

### **Shingles:**

Architectural style shingles

Lifetime warranty

Acceptable brands: Owens Corning, GAF Timberline (or equal)

### **Deck Sealant:**



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- 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

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

### **Protection:**

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.

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, West TN Regional Office (WTRO) 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 must be conducted during the normal business**

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**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 to 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 must 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 will be paid.

**Project shall begin within 15 days of Purchase Order issuance Or as soon as materials can be attained and be complete by April 1, 2024, unless Facilities Management has approved other agreement.**

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 will be warranted as per manufacturer's warranty.

All materials, equipment, and supplies are to 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 must be presented for approval by the State of Tennessee representative.

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.

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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 must be registered in the State of Tennessee Edison purchasing system.

The contractor shall have a Certificate of Insurance on file with Facilities Management. Contractor shall have insurance as will 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 must also be registered in the State of Tennessee Edison purchasing system, be listed on the bid application and must show proof of insurance and have workers compensation. Insurance requirements are listed below.

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, always permits and certificate of insurance on project site

Contractor shall comply with all applicable codes, standards, and regulations in execution of project. All work must conform to the International Building Code 2017.

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to West Tennessee Regional Office via mail, fax or e-mail (address: 21540 Natchez Trace Road, Wildersville, TN 38388, fax:731-968-5668; or e-mail: [susan.blankenship@tn.gov](mailto:susan.blankenship@tn.gov) ).

Authorized Contacts: Facilities Manager Steve O'Dell, Office 731-968-6608, Cell 731-307-9716, [steve.odell@tn.gov](mailto:steve.odell@tn.gov) or Roger Blankenship, 731-307-9715 [roger.blankenship@tn.gov](mailto:roger.blankenship@tn.gov).

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Note: Before the Contract resulting from this RFQ is signed, the apparent successful proposer must 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.

## 1.1. Insurance Requirements:

- 1.1.1. **Insurance.** Contractor shall provide the State a certificate of insurance ("COI") evidencing the coverages and amounts specified below. The COI shall be provided ten (10) business days prior to the Effective Date and again upon renewal or replacement of coverages required by this Contract. If insurance expires during the Term, the State must receive a new COI at least thirty (30) calendar days prior to the insurance's expiration date. If the Contractor loses insurance coverage, does not renew coverage, or for any reason becomes uninsured during the Term, the Contractor shall notify the State immediately.

The COI shall be on a form approved by the Tennessee Department of Commerce and Insurance ("TDCI") and signed by an authorized representative of the insurer. The COI shall list each insurer's national association of insurance commissioners (also known as NAIC) number or federal employer identification number and **list the State of Tennessee, Risk Manager, 312 Rosa L. Parks Ave., 3rd floor Central Procurement Office, Nashville, TN 37243 in the certificate holder section.** At any time, the State may require the Contractor to provide a valid COI detailing coverage description; insurance company; policy number; exceptions; exclusions; policy effective date; policy expiration date; limits of liability; and the name and address of insured. The Contractor's failure to maintain or submit evidence of insurance coverage is considered a material breach of this Contract.

If the Contractor desires to self-insure, then a COI will not be required to prove coverage. In place of the COI, the Contractor must provide a certificate of self-insurance or a letter on the Contractor's letterhead detailing its coverage, liability policy amounts, and proof of funds to reasonably cover such expenses. Compliance with Tenn. Code Ann. § 50-6-405 and the rules of the TDCI is required for the Contractor to self-insure workers' compensation.

All insurance companies must be: (a) acceptable to the State; (b) authorized by the TDCI to transact business in the State of Tennessee; and (c) rated A- VII or better by A. M. Best. The Contractor shall provide the State evidence that all subcontractors maintain the required insurance or that the subcontractors are included under the Contractor's policy.

**The Contractor agrees to name the State as an additional insured on any insurance policies** with the exception of workers' compensation (employer liability) and professional liability (errors and omissions) ("Professional Liability") insurance. Also, all policies shall contain an endorsement for a waiver of subrogation in favor of the State.

The deductible and any premiums are the Contractor's sole responsibility. Any deductible



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over fifty thousand dollars (\$50,000) must be approved by the State. The Contractor agrees that the insurance requirements specified in this Section do not reduce any liability the Contractor has assumed under this Contract including any indemnification or hold harmless requirements.

The State agrees that it shall give written notice to the Contractor as soon as practicable after the State becomes aware of any claim asserted or made against the State, but in no event later than thirty (30) calendar days after the State becomes aware of such claim. The failure of the State to give notice shall only relieve the Contractor of its obligations under this Section to the extent that the Contractor can demonstrate actual prejudice arising from the failure to give notice. This Section shall not grant the Contractor or its insurer, through its attorneys, the right to represent the State in any legal matter, as the right to represent the State is governed by Tenn. Code Ann. § 8-6-106.

All coverage required shall be on a primary basis and noncontributory with any other insurance coverage or self-insurance carried by the State. The State reserves the right to amend or require additional endorsements, types of coverage, and higher or lower limits of coverage depending on the nature of the work. Purchases or contracts involving any hazardous activity or equipment, tenant, concessionaire and lease agreements, alcohol sales, cyber-liability risks, environmental risks, special motorized equipment, or property may require customized insurance requirements (e.g. umbrella liability insurance) in addition to the general requirements listed below.

## 1.1.2. **Workers' Compensation and Employer Liability Insurance.**

- a. For Contractors statutorily required to carry workers' compensation and employer liability insurance, the Contractor shall maintain:
- b. Workers' compensation and employer liability insurance in the amounts required by appropriate state statutes; or
- c. In an amount not less than one million dollars (\$1,000,000) including employer liability of one million dollars (\$1,000,000) per accident for bodily injury by accident, one million dollars (\$1,000,000) policy limit by disease, and one million dollars (\$1,000,000) per employee for bodily injury by disease.
- d. If the Contractor certifies that it is exempt from the requirements of Tenn. Code Ann. §§ 50-6-101 -- 103, then the Contractor shall furnish written proof of such exemption for one or more of the following reasons:
  1. The Contractor employees fewer than five (5) full or part time employees;
  2. The Contractor is a sole proprietor;
  3. The Contractor is in the construction business or trades with no employees;
  4. The Contractor is in the coal mining industry with no employees;
  5. The Contractor is a state or local government; or

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6. The Contractor self-insures its workers' compensation and is in compliance with the TDCI rules and Tenn. Code Ann. § 50-6-405.

### 1.1.3. Commercial General Liability Insurance.

- a. The Contractor shall maintain commercial general liability insurance, which shall be written on an Insurance Services Office, Inc. (also known as ISO) occurrence form (or a substitute form providing equivalent coverage) and shall cover liability arising from property damage, premises/operations, independent contractors, contractual liability, completed operations/products, personal and advertising injury, and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).
- b. The Contractor shall maintain bodily injury/property damage with a combined single-limit not less than one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) aggregate for bodily injury and property damage, including products and completed operations coverage with an aggregate limit of at least two million dollars (\$2,000,000).

**Automobile Liability Insurance.** The Contractor shall maintain automobile liability insurance which shall cover liability arising out of any automobile (including owned, leased, hired, and non-owned automobiles). The Contractor shall maintain bodily injury/property damage with a limit not less than one million dollars (\$1,000,000) per occurrence or combined single limit.