

SADIE FORD HOUSE FOUNDATION REPAIR

CEDARS OF LEBANON STATE PARK
328 CEDAR FOREST RD, LEBANON, TN 37090-7678

This request is for a quote to furnish all material, equipment, supplies, and labor necessary to repair the foundation and replace rotted support beams and joists.

Contractor shall have one of the following licenses: BC, BC-A, BC-b.

On-site work shall be started within 10 days of receipt of WRO unless an exception is granted by the Facilities Management Regional Manager and completed within 28 days of start date.

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.

Only the Facilities Management Office in conjunction with the Park Superintendent 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.

Contractor shall keep the jobsite clean and safe and leave it in a neat and tidy manner.

All material substitutions must be pre-approved in writing.

All materials shall be installed per manufacturer's recommendation and best practice.

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.

Description of New Work

Contractor shall install a 6-inch I-beam behind the sill reaching the full width of the building. The I-beam shall be supported by adjustable support stations that are set on concrete pads. The sill shall be replaced with like size ground contact pressure treated wooden beams after the I-beam is in place. It shall be fastened in the same way as the existing sill.

Contractor shall install adjustable support stations at the stone pier locations. They shall be set on concrete pads and installed according to manufacturer's specifications. These shall be used to level the building back to the original height and provide support at the stone piers. The supports shall be Intellijack, Smartjack, or equal.

The stones under the north side of the building shall be removed and saved to be reinstalled. Any mortar shall be removed from the stones. The sill plate on the north side shall be replaced with like sized ground contact pressure treated wood. The stones shall then be reinstalled and mortared in place.

Contractor shall replace approximately 240 lineal feet of rotted beams and floor joists. The new beams and joists shall be of the same size and fastened in the same way as the existing ones. The new wood shall be ground contact pressure treated.

The stone foundation for the porch shall be removed. The stones are to be cleaned of all existing mortar and set aside to be reinstalled. An 18-inch wide concrete footer shall be installed 24-inches into the ground to support the stones. The concrete shall be 4000 lb. rating. The stones shall be reset on the footer and mortared in place to prevent any future settling.

New wooden porch support posts of like size shall be installed.

Contractor shall install new floor joists and perimeter banding on the porch. The new wood shall be ground contact pressure treated 2x8s.

New 1-inch tongue and groove flooring shall be installed for the porch decking. The posts and decking shall be painted with 2 coats of paint. The paint shall be Sherwin Williams Duralast, Porter Paints Permanizer, or equal. The park shall pick the color.

Anywhere that the ground is disrupted outside of the building shall be graded, seeded, and strawed.

It shall be the responsibility of the Contractor to insure a safe work environment for workers.

WARRANTY PERIOD

Materials and workmanship shall be warranted against streaking, fading, cracking, peeling, or otherwise failing for a period of 1 year following the date of final inspection of the work.

All aspects of this job shall be left in a finished condition.

Contractor shall be responsible for determining where all utilities are on the job site and care shall be taken to protect the utilities and plumbing from any damage caused by 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 only with a

representative of the Facilities Management Regional Office before any additional work is undertaken or materials ordered.

Work shall be scheduled to avoid any interference with normal operation of the Park. During the construction period, coordinate construction schedules and operations with the Park manager. **Work shall be conducted during normal business hours of Monday through Friday, 8:00 AM to 4:30 PM, unless an alternate schedule is approved by Facilities Management and CLSP Management.**

Successful Contractor shall schedule and attend a pre-construction conference where a pre-construction form shall be signed by Facilities Management, Contractor, 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.

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 leave residences and other buildings in a habitable manner after hours by securing unfinished openings.

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.

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.

Clean up of the project site shall be the responsibility of the Contractor. Contractor is to assure the job site is clean of nails, screws, debris, etc., at the end of each day to ensure safety. Contractor shall clean up property and haul away scrap when work is completed to an approved location off State property.

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.

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.

At all times, Contractor shall have a copy of project specifications, permits, and certificate of insurance on site.

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

Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to:

Teresa.Bell@TN.GOV 615-797-9701
2000 Jackson Hill Road, Burns, TN 37029

Facilities Management Regional contact for this project is:

Don Myatt, Regional Manager
615-797-9701 office; 615-218-7697 cell Don.Myatt@TN.GOV

David Powers, Facilities Surveyor
615-797-9701 office; 615-238-1230 cell David.K.Powers@TN.GOV

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 legally liable, whether such operations be by the Contractor or 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, and shall show proof of insurance and have workers compensation.

NOTE: Before the Contract resulting from this ITB 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 contract pursuant to this solicitation.