

INVITATION TO BID

Sealed proposals will be received by the Commissioner c/o State Parks Division of the Alabama Department of Conservation and Natural Resources, Folsom Administrative Building, 64 N. Union Street, Suite 538, Montgomery, AL 36104, until **2:00 PM CST, Wednesday, July 10, 2024**. Bids will be opened and read aloud publicly in their conference room on **Thursday, July 11, 2024, at 2:00 PM CST**, for:

**CHEAHA STATE PARK LODGE
DELTA, ALABAMA
ASPD PROJECT NO.: 2023-029-1600**

Scope of Work:

The Project's scope of work consists of **New Construction, Selective Demolition & Renovation** of existing structures, and **Site Work**, as described below.

New Construction includes a four-story hotel (26,000 SF) and a gatehouse (90 SF). The Hotel will include (32) units, conference room, restrooms, rooftop bar & observation deck, and back-of-house administration/operations facilities (office, laundry, trash, electrical). The building is a hybrid mass timber structure, featuring cross-laminated timber (CLT) floors with concrete topping slabs supported by CLT & wood stud-framed walls, atop a concrete foundation. The building is clad with a combination of EIFS and metal panels and employs a single-ply roofing membrane. The gatehouse structure consists of CLT and wood stud walls with a CLT roof, atop a concrete slab, clad with EIFS and wood siding and a single-ply membrane on the roof.

Selective Demolition & Renovation includes a selective demolition of the existing motel, with the remaining renovated into an administrative office facility (2800 SF); the renovation of the existing Vista Event Center into a hotel lobby, restaurant, and lounge (5600 SF); and the conversion of the existing pool area into an outdoor pavilion and event/viewing deck (2600 SF). The pavilion features a pair of CLT roofs supported by CLT walls and glulam columns.

Interior scope of work for new construction and renovations typically includes doors & frames, casework, storefront curtain walls/windows, plumbing & plumbing accessories, HVAC, electrical, painting, tile, and carpet.

Site Work includes the construction of new roadways (to be integrated into existing park roadway system), parking lots, grading, site utility installation, concrete flatwork, landscaping, and irrigation system.

Prequalification: Bidders shall pre-qualify for this project. Prequalification proposals for General Contractors will be received by the Architect, at the office of Chambless King Architects, 2421 2nd Avenue N, Suite 1, Birmingham, Alabama 35203, until **2:00 PM CST, Wednesday, June 5th, 2024**. Prequalification forms and criteria shall be obtained from the Architect by email request to jfulton@chamblessking.com. No verbal requests will be accepted. All approved bidders will be notified by the **close of business, Tuesday, June 11, 2024**. The Architect will release plans and specification upon notification of prequalification acceptance. Applicants are encouraged to begin this process as early as possible. The Owner reserves the right to waive technical errors in applications or abandon the registration/pre-qualification process, should the interests of the Owner appear to be promoted thereby.

Bid Documents: Bid Documents may be obtained from the Architect, at the office of Chambless King Architects, 2421 2nd Avenue N, Suite 1, Birmingham, Alabama 35203, by calling (205) 532-1449, or email request to jfulton@chamblessking.com. Paper copies are available upon receipt of a non-refundable fee in the amount of \$250.00 per set. PDF electronic copies are available via email at no cost to the bidder.

Pre-Bid Meeting: A Pre-Bid Meeting will be held on-site at the Vista Cliffside Event Center, 19644 Highway 281, Delta, Alabama, 36258, on Tuesday, June 18, 2024, at 10:00 AM CST. Attendance at the Pre-Bid Conference is required for all General Contract Bidders intending to submit a Proposal.

Submission of Bids: Bids must be submitted on proposal forms furnished by the Architect or copies thereof. All bidders bidding in amounts exceeding that established by the State Licensing Board for General Contractors must be licensed under the provisions of Title 34, Chapter 8, Code of Alabama, 1975, and must show evidence of license before bidding or bid will not be received or considered by the Architect; the bidder shall show such evidence by clearly displaying his or her current license number on the outside of the sealed envelope in which the proposal is delivered. A cashier's check or bid bond payable to Alabama State Parks in an amount not less

than five (5) percent of the amount of the bid, but in no event more than \$10,000, must accompany the bidder's proposal. Bids submitted prior to the bid opening may be mailed or delivered in person to the office of State Parks at the address stated above. The Owner reserves the right to reject any or all proposals and to waive technical errors if, in the Owner's judgement, the best interests of the Owner will thereby be promoted.

Performance Bond: Performance and Payment Bonds and evidence of insurance required in the bid documents will be required at the signing of the Contract.

Laws / Ordinances: The Contractor shall observe and comply with all federal, state, and municipal laws, ordinances, rules, and regulations that would apply to this project.

Open Trade: By submitting a bid, proposal, or qualification, the submitter represents that he/ she and the business entity he/she represents is not currently engaged in the boycott of a person or entity based in or doing business with a jurisdiction with whom the State of Alabama can enjoy open trade, as defined in Act 2016-312.

Immigration/ E-verify: In compliance with the Beason-Hammon Alabama Taxpayer and Citizen Protection Act, as a condition for the award of any contract by the state to a business entity or employer that employs one or more employees, the business entity or employer shall provide documentation establishing that the business entity or employer is enrolled in the E-Verify program. The successful bidder will be required to acknowledge that it will not violate federal immigration law or knowingly employ, hire for employment, or continue to employ an unauthorized alien within the State of Alabama.

Non-Discrimination: The Department of Conservation and Natural Resources does not discriminate on the basis of race, color, religion, age, sex, pregnancy, national origin, genetic information, veteran status, or disability in its hiring or employment practices nor in admission to, access to, or operations of its programs, services, or activities.

General Information: The Department reserves the right to reject any or all bids or to waive any informalities in the bidding. All responses received will be subject to the Alabama Open Records Act, Ala. Code § 36-12-40, (1975), as amended, and may be subject to public disclosure upon request. If Americans with Disabilities Act accommodations are needed to attend the bid opening or other required meetings or site visits, please contact Dennis Grooms by phone 334-353-7996 or email Dennis.Grooms@dcnr.alabama.gov. Requests should be made as soon as possible, but at least 72 hours prior to scheduled meetings or site visit.

Force Majeure: In the case of a Force Majeure Event as defined herein, DCNR reserves the right to immediately terminate the Agreement without prior notice to Concessionaire. Should this occur, neither Party shall be liable for or be considered in breach of this Agreement due to any failure to perform its obligations as a result of a cause beyond its control, including, without limitation: (i) acts of God; (ii) flood, fire or explosion; (iii) actions, embargoes, quarantines, or blockades in effect on or after the date of this Agreement; (iv) national, state, or regional emergency, whether ongoing or occurring on or after the date of this Agreement; (v) public health emergencies, outbreak, epidemic, or pandemic, whether ongoing or occurring on or after the date of this Agreement, including, without limitation, COVID-19; or (vi) any other event which is beyond the reasonable control of such party (each of the foregoing, a "Force Majeure Event").

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<https://www.alapark.com/construction-permits-easement-and-research-applications>