



## **ADVERTISEMENT FOR BIDS (BID # 2026-0105)**

Sealed bids for the (LONE OAK COMMUNITY CENTER) located at (4445 LOUISE ROAD), Cunningham, TN 37051 will be received by Elizabeth L. Black Purchasing Agent, Montgomery County Purchasing at 350 Pageant Lane, Suite 101-E, Clarksville, TN 37040 until **2:00 P.M. on Wednesday, February 25, 2026. At which time the bids will be publicly opened.**

The Scope of Work for this project includes:

Renovation/Construction of the Lone Oak Community Center BASE BID encompasses the main floor only. Exterior lights at the main entrance and entry/exit side doors as well as replacing the main entry doors with half-glass, insulated, hollow metal doors and a new door frame with hardware and a removable center mullion. The locks will match the County's current standard. The existing stained-glass windows will be removed and packaged to return to the building's previous owner and new double-hung, insulated, vinyl windows will be installed.

Walls that have already had some demolition take place will need to be repaired with like construction and new gyp board to match existing. Other areas will have selective demolition taking place and those areas will need to be cleaned and prepped for the new construction that will take place. Review drawings for extents of these locations and work to be done.

Existing lights will be removed and replaced with new LED fixtures, some existing fluorescent lights will be converted over to LED fixtures and reinstalled. New faux wood beams will be installed in the main hall with no demolition taking place to install them. Light switches for the main hall will be condensed down to three main switches with each one controlling a different set of lights with on/off function only. No dimmable functions.

Two existing rooms will be converted into a warming kitchen with a single stove/oven, two residential style refrigerators, an ice machine, two stainless-steel stand-alone tables and a countertop that almost surrounds the room. No base or overhead cabinets.

An exhaust hood with internal Ansul system will be installed over the stove. See mechanical drawings for more information. New plumbing and electrical outlets will also be installed. See plumbing and electrical drawings for more information.

New flooring will be installed throughout the entire level; it will also be completely repainted.

Verify the area designated to be a one-hour-rated corridor currently meets all requirements. If not, then it will need to be brought up to that level.

This does not encompass the entire scope of work to be done so the contractor will need to review the drawings and make certain that all portions of the project are included in their bid.

In order to bid, qualified bidders shall obtain one (1) copy of the bid document files in PDF format prior to or immediately following the mandatory Pre-Bid Conference. Contractors, sub-contractors, and suppliers may obtain a link to the PDF contract documents by requesting them via email from Montgomery County Engineering [engineer@montgomerytn.gov](mailto:engineer@montgomerytn.gov). Upon request, an e-mail response will be sent back within 48 hours with a link to download the project documents. Interested Contractors, sub-contractors and suppliers may purchase full-size paper copies of the bid documents according to the Instructions to Bidders Section 20.

All Bidders must be licensed Contractors in the State of Tennessee in strict accordance with State regulations. No bid will be opened unless the outside of the sealed envelope containing the bid provides the following information: the Contractor's name, address, and license number; the date of the license expiration; and a quotation of that part of the license classification applicable to the bid.

Each Bidder must deposit (with his/her bid) bid security in the amount of five percent (5%) of the amount of the bid and subject to the conditions provided in the Information for Bidders.

No Bidder may withdraw his bid for sixty (60) days following the bid opening.

The right to reject any or all bids and to wave technicalities is reserved by the owner.

A **MANDATORY** pre-bid meeting will be held on-site at the Montgomery County Lone Oak Community Center, 4445 Louise Road, Cunningham, TN 37051 followed by a site visit, on **Thursday, February 12, 2026 at 10:00 AM**. For directions to the pre-bid meeting site please call 931-648-5720.

**\*\*\*SPECIAL NOTE\*\*\* IF ANY VENDOR IS MORE THAN 15 MINUTES LATE TO THE PRE-BID, THEY WILL NOT BE ALLOWED TO ATTEND THE PRE-BID NOR BID ON THIS PROJECT AS THE GENERAL CONTRACTOR. PRE-BID MEETING WILL BE CLOSED AS OF 10:15 A.M.**