

INVITATION FOR BIDS
TAZEWELL COUNTY COMPETITIVE BIDS FROM
QUALIFIED MANUFACTURERS/CONTRACTORS – 2026

The Tazewell County Board of Supervisors are accepting sealed bids from qualified manufacturers/contractors to construct, deliver, and place between 1 to 6 prefabricated A-Frame style recreational cabins. All structures must meet or exceed the build standards and structural specifications. Please read the following specifications and instructions carefully which are outlined below:

1. MINIMUM STRUCTURAL & EXTERIOR SPECIFICATIONS

• **Footprint & Layout:**

- Exterior dimensions of 11' x 14' enclosed living area (150 sq. ft. total footprint).
- 4' integrated front porch included.

• **Roof Profile & Framing:**

- A-Frame roof design with a 12/12 roof pitch.

• **Wall Construction:**

- Solid 4" x 6" Kiln-Dried Eastern White Pine timber logs.
- Continuous insulation strips installed between every course.

• **Exterior Finish:**

- Protective exterior log stain applied (Color: Natural Oak or Owner-approved equal).

• **Roofing Materials:**

- 26-gauge textured metal roof with a minimum 40-year warranty (Color TBD by Owner).

• **Insulation Standard:**

- Rigid Styrofoam Blueboard insulation integrated in both floor and roof assemblies.

• **Windows & Doors:**

- **Windows:** Insulated double-pane aluminum windows (Bronze finish, horizontal sliding).
- **Entry Door:** Full-view, out-swing fiberglass entrance door in Bronze finish with integrated blinds.
- **Security:** Commercial-grade deadbolt lock system.

2. ELECTRICAL & UTILITY REQUIREMENTS

- **Service Panel:** 30 Amp exterior electrical panel box mounted on the back right corner.
- **Electrical Capacity:** Minimum 50A 220V total interior service.
- **Connection Power:** Each unit must include a 25-foot, 50A 220V heavy-duty exterior extension connection cord.
- **Fixtures & Receptacles:**
 - Exterior porch light fixture.
 - Weatherproof exterior GFI outlet on porch.
- **Appliances:** Black appliance package included per unit.

3. INTERIOR LAYOUT & FURNISHINGS

Each unit must be delivered fully furnished with the following built-in or freestanding items:

- **Sleeping Accommodations:** Single bed frame/mattress and Double bed frame/mattress layout.
- **Seating/Lounge:** Convertible full-size futon.
- **Kitchenette Area:** Kitchenette bar unit with matching barstool set.
- **Storage/Fixtures:** Live-edge wooden nightstand wall shelf.

- **Window Coverings:** Complete custom-fit interior window blind set.

4. DELIVERY, SITE LOGISTICS & WARRANTY

- **Delivery Target Window:** Estimated delivery is January 15, 2027.
- **Delivery & Offloading:** Bidder must include all freight and offloading charges to the site address in North Tazewell, VA.
- **Owner Responsibilities:** Owner will handle site grading, pad preparation, drive access, and final hookups.
- **Warranty Requirement:** Minimum 1-year comprehensive manufacturer defect warranty starting from the date of final delivery and placement.

INSTRUCTIONS

- (1) Bidders must show proof of a minimum insurance policy of One Million Dollars (\$1,000,000.00).
- (2) Bidders must submit a bid for all locations listed, which will be used to determine the overall bid price. **The contract will be awarded based upon overall responsiveness to the bid and bid price.**
- (3) Bids are due, without exception, on November 4, 2026 at 4:00 p.m.
- (4) Bids will be opened and reviewed.
- (5) Online bids will be accepted by email, addressed to Dave White at dave.white@tazewellcounty.org. However, submission of one (1) bid packet as listed below shall be mandatory, which condition is material to the bid.
- (6) The bid should clearly be marked on the outside envelope "Bid for Cabin Project for Lake Witten" and sent to the County Administration Building, located at 197 Main Street, Tazewell, VA 24651.
- (7) *Without exception*, bids delivered after the due date and time will **not** be accepted.
- (8) Tazewell County reserves the right to reject all bids; waive informalities; and accept the bid that is in the best interests of Tazewell County.

Should you have any questions, please contact Dave White at (276) 245-2390 or dave.white@tazewellcounty.org.

Per order of Tazewell County Board of Supervisors

By: Aaron M. Gillespie, County Attorney