

Pinson Mounds Group Camp Siding
Pinson Mounds State Park
460 Ozier Road
Pinson Tennessee 38366

This request for bids is for a contract to furnish all materials, equipment, supplies, and labor necessary to remove the decayed siding on five buildings at the Pinson Mounds State Park group camp. This project shall also include installing five eights plywood base, Tyvek moisture barrier and Hardie board and baton siding.

General Conditions

- 1) On-Site work shall be performed between contract award and September 1, 2023, unless an exception is granted by the Facilities Management Regional Manager.
- 2) All work shall comply with state-approved versions of the International Building Code, standards, regulations, other applicable codes, manufacturer's recommendation, and best practices. Contractor is responsible for all permits and associated fees required to complete the work as described in this Scope of Services.
- 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 in writing.
- 4) Contractor shall keep the jobsite clean and safe and leave in a neat and tidy manner.
- 5) All color selections for final exterior to be determined by the park or Hospitality Manager and approved by the Facilities Management Office in writing.
- 6) All material substitutions must be pre-approved in writing by West Tennessee Facilities Management Office.
- 7) All materials shall be installed per manufacturer's recommendation and best practice.
- 8) All dimensions listed are approximate. Contractor shall be 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

General Scope of Work.

A. Removal:

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1. The Contractor shall be responsible for the removal of the existing wood trim and decayed cypress siding. Caution must be taken to protect windows as they shall not be replaced. The contractor shall replace any damaged or broken window at their expense.
2. The Contractor shall notify the listed Authorized Contacts if any additional damage is found and not proceed until authorized.
3. The Contractor shall make allowances for some termite/stud damage. The contractor shall notify West Tennessee Regional of any damage for inspection and shall not proceed if his estimate exceeds \$1500 dollars. A representative of West Tennessee regional facility management will determine course of action above this amount.

B. Installation:

1. The Contractor shall be responsible for the installation of insulation of R-13 value or greater, if any void in insulation is found and install five-eighths inches (5/8") plywood and house wrap as a base for Hardie board siding.
2. The Contractor shall be responsible for installing new fiber cement board and batten siding on all exterior walls of five (5) structures. Installation of all new fiber cement material must be according to the manufacture's installation requirements. The Contractor shall be responsible for staying within the spacing requirements of the manufacture's recommendations.
3. The Contractor shall install in a board and batten pattern with baton at twelve (12) inches on center with horizontal band board as required.
4. The contractor shall be responsible for the installation of flashing over the doors, windows, heating ducts, and where siding meets the ground around the bottom of the wall. The flashing shall have a z-bar shape and have a hem or crimp on the outside edge.
5. The Contractor shall be responsible for installing new fiber cement trim around all doors, windows, heating ducts, inside and outside corners meeting all specifications listed.
6. The Contractor shall be responsible for repairing any damaged soffit prime and paint.
7. The Contractor shall be responsible for protecting and sealing windows throughout. These windows are less than four years old and shall be left in place.

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8. The Contractor shall be responsible for caulking all butt joints, inside and outside corners, door and window trim, and anywhere caulking is required. (All butt joints shall have weather barrier installed behind joint and caulked)
9. The Contractor shall be responsible for supplying all fiber cement materials to side five structures.
10. The Contractor shall be responsible for two coats of paint including soffit on the entire building post construction. Color will be approved in writing by Facility management.

Materials:

All materials must be approved by Facilities Management before installation.

House wrap:

non-woven with 10-year warranty

Acceptable brands

Dupont, Kingspan (or equal)

Siding:

Type

Fiber Cement board and batten woodgrain with 30-year warranty

Acceptable brands

James Hardie Cedarmill, Allura (or equal)

Acceptable brands

James Hardie, Allura (or equal)

Corner trim:

Type

Fiber Cement with woodgrain with 30-year warranty

Outside corner

5/4 X 3.5 Inch

Inside corner

5/4 X 3.5 inch

Acceptable brands

James Hardie, Allura (or equal)

Window and door trim:

Type

Fiber cement with woodgrain with 30-year warranty

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Size 5/4 X 3.5 inch

Acceptable brands James Hardie, Allura (or equal)

Caulking:

Type Elastomeric Joint Sealant complying with
ASTM C920 Grade NS, class 25 or higher
Or Latex Joint Sealant complying with
ASTM C834

Acceptable brands DAP, Titebond (or equal)

Finish:

Exterior Paint Exterior Acrylic Latex with Lifetime Limited
Warranty

Acceptable brands Sherwin-Williams, PPG (or equal)

Color: to be determined by Park Manager in writing

Moisture Barrier behind butt joints: Aluminum flashing

Acceptable brands Union Corrugating, Amerimax (or equal)

PAINT SPECIFICATIONS:

I. SURFACE PREPARATION

- A. All surfaces to be painted shall be clean, cured, dry and free of rust, mill-scale, oil, grease, dirt, salts, wax, efflorescence, mildew, surface deposits or loose or scaling paint.
- B. All gaps must be filled with approved caulk.
- C. Glossy surfaces of old paint must be dulled.
- D. Prepared surface must be protected by use of specified and approved primer.
- E. Surface must be inspected by park Facilities Management representative prior to coating application; however, prepared non-protected metal substrates must be immediately primed.

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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 invoice work time and material not to exceed the quoted price. Any variance in quote must be addressed with a representative of Facilities Management, West TN Regional Office (WTRO) before additional work or materials are supplied.

Work shall be coordinated and scheduled with the Agency to avoid any interference with normal operation of the park as much as possible. **Work must be conducted during the normal business 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 with the Agency. A pre-construction form shall be signed by Facilities Management, Contractor and Park Manager or park representative before work can begin. Contractor must schedule and attend a final inspection where a final inspection form shall be signed by Facilities Management, Contractor, and Park Manager or Designee before invoice is paid.

Project shall begin within 15 days of Purchase Order issuance or as soon as materials can be attained and be complete by September 1, 2023, unless Facilities Management has approved other agreement.

The Contractor shall protect areas adjacent to their work and is required to repair any damage they may cause. Contractor must correct any painting related damage by cleaning, repairing, replacing, and/or refinishing as directed by Facilities Management. Workmanship is to be warranted for not less than one year from date of final inspection. Materials shall be warranted as per manufacturer's warranty.

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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 must assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. 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 to 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 their sub-Contractors or employees.

Contractor shall obtain all fees and permits required for project. Contractor must have a copy of project specifications, permits, and certificate of insurance on project site at all times.

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 ten (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).

Authorized Contacts: Steve O'Dell, Office 731-968-6608, Cell 731-307-9716, steve.odell@tn.gov or Reid Mullins 731-412-4042 or reid.mullins@tn.gov