

Roof Coating and Painting of Golf Maintenance Buildings w/Addendum

**Henry Horton State Park
4209 Nashville Highway
Chapel Hill, TN 37034-2127**

This request for bids is for a contract to furnish all material, equipment, supplies and labor necessary to coat the roof and paint the exterior on one golf maintenance metal building and replace roof and siding on a second building.

General Conditions

- 1) On-Site work shall be performed between contract award and **September 31, 2023**, unless an exception is granted by the Facilities Management Regional Manager.
- 2) 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.
- 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.
- 4) Contractor shall keep the jobsite clean and safe and leave in a neat and tidy manner.
- 5) All color selections to be determined by the Golf Manager and approved by the Facilities Management Office.
- 6) All material substitutions must be pre-approved.
- 7) All materials shall be installed per manufacturer's recommendation and best practice.
- 8) 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.
- 9) All bids over \$100,000 shall include a payment bond in the amount of twenty-five percent (25%) of the contract price.

General Scope of Work

- 1) Large Golf Maintenance Building – 90-foot by 70-foot
 - a) Clean, prep, caulk, and prime roofs to receive Armor Garage coating. Repair metal as needed. Provide and install two coats of coating per manufacturer’s recommendation.
 - b) Provide and install new boots on all penetrations including the heater exhaust vents.
 - c) Provide and install new replacement skylight panels with commercial grade 1-millimeter-thick translucent skylight panels. Seal per manufacturer’s recommendation.
 - d) Clean, prep, and caulk existing metal walls to receive paint.
 - e) Paint two coats Superpaint Gloss paint on all exterior walls, doors, and overhead doors.

- 2) Smaller Golf Maintenance Building - 30-foot by 60-foot
 - a) Remove roof, siding, soffit, fascia, and trim. Replace with 26-gauge, 5-rib metal. Seal bottom of wall panels with z-channel.
 - b) Metal wrap door frames. Paint overhead doors.

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Caulking	Dap, Titebond	Elastomeric Joint Sealant complying with ASTM C920 Grade NS, class 25 or higher or Latex Joint Sealant complying with ASTM C834
Roof Coating	Armor Garage	Metal Roof Coating, Epoxy Bonding Primer, and Roof Repair Mastic with minimum 12-year warranty.
Finish	Sherwin Williams, PPG	SuperPaint Gloss Exterior Acrylic Latex with Lifetime Limited Warranty

Specific Instructions

Roof Coating Specifications

- 1) Thoroughly clean, removing all dirt, mold, mildew, and rust from roof, and thoroughly inspect after cleaning. Retighten all loose screws and replace screws that are stripped due to enlarged screw holes with over-sized metal roof screws. Apply rust inhibitor over any signs of rust.
- 2) Apply one coat of Bonding Primer over entire roof surface.
- 3) Coat all bolt/screw heads and lap joints with the roof patch mastic and let dry between 24-48 hrs. Provide and install coat of the Roof Mastic on each metal seam/joint and around all penetrations, then embed roofing mesh into that then apply a second coat to fully cover the mesh. Let the mastic dry overnight and no longer than 48 hrs.
- 4) Let first coat dry 24 hours before applying second coat. Maintain 1 gallon per 100 sq ft. Do not start job if temperature will fall below 40 degrees or if rain is forecast within the curing time frame.
- 5) Provide a minimum 12-year roof warranty.

Paint Specifications

1) 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 shall be filled with approved caulk.
- c) Glossy surfaces of old paint shall be dulled.
- d) Prepared surface shall be protected by use of specified and approved primer.
- e) Surface shall be inspected by park Facilities Management representative prior to coating application; however, prepared non-protected metal substrates shall be immediately primed.

2) COATING APPLICATION

- a) Coating may be applied by brush, applicator pad, roller, conventional or airless spray in a minimum of two coats or as otherwise specified.
- b) Specific dry film thickness recommended by manufacturer shall be achieved.
- c) Even coats, of complete coverage, which are free from sags, drips, streaks, and bubbles shall be obtained.

- d) Mixed coatings shall be stirred thoroughly before and occasionally during use. Do not thin.
- e) Working conditions shall be within manufacturer's recommendations.
- f) Owner shall inspect prior to each subsequent coat.
- g) All label instructions shall be followed.
- h) It shall be the responsibility of the contractor to insure a safe work environment for workers.
- i) Contractor shall conduct activities within park operational guidelines to limit disruption to park patrons or staff.

3) WARRANTY PERIOD

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

4) JOB SPECIFICATIONS:

- a) Color To be chosen by Park Manager
- b) Gloss % exterior to be chosen by Park Manager
- c) Tint base Manufacturer's recommendation
- d) Primer Vehicle/binder type Latex
- e) Finish coat Vehicle/binder type Latex
- f) Minimum coverage @ one mil DFT 400 to 500 sq. ft/gal
- g) Application method Sprayed, rolled, or brushed
- h) Acceptable surface preparation methods Scrape/ sand

5) SUBMITTALS:

- a) Prior to beginning any work, the contractor/vendor shall submit the following for approval: paint chip, primed/painted/cured substrate, paint/primer manufacturer's technical data sheet, and MSDS sheet.

Additional Conditions

- 1) All aspects of this job shall be left in a finished condition: All finish work, interior and exterior walls and trim, finish painting, caulking and final cleanup are included in this contract.
- 2) Contractor shall be responsible for determining where all utilities are on the job site and care should be taken to protect the utilities from any damage caused by the 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.

- 3) 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.
- 4) Work shall be scheduled to avoid any interference with normal operation of the park as much as possible. During the construction period, coordinate construction schedules and operations with the park manager. **Work shall be conducted during the normal business hours of Monday through Friday, 8:00 a.m. to 4:30 p.m., unless an alternate schedule is approved by Facilities Management.**
- 5) Successful contractor shall schedule and attend a pre-construction conference where a pre-construction form shall be signed by Facilities Management, Contractor and 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.
- 6) The 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 correct any painting related damage by cleaning, repairing, or replacing, and refinishing as directed by Facilities Management. Contractor shall leave residences and other buildings in a habitable manner after hours by securing unfinished openings.
- 7) 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.
- 8) Unless otherwise indicated, 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.
- 9) Clean up of the project site shall be the responsibility of the contractor. Contractor to 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.
- 10) 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.
- 11) 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.

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

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

Teresa Bell, Middle Tennessee Regional Office, 2000 Jackson Hill Road, Burns, TN 37029 or Teresa.bell@tn.gov .

14) Facilities Management Regional Contact for this project is:

Regional Manager: Don Myatt, 615-797-9701, don.myatt@tn.gov.

Project Manager: Tim Stewart, 615-517-0598, tim.stewart@tn.gov

Nothing Follows