

David Crockett Rangers Residence Siding and Roof Repairs

**David Crockett State Park
23 Crockett Park Road
Lawrenceburg, TN 38464**

This request for bids is for a contract to furnish all material, equipment, supplies and labor to remove existing decay shingles for installing new metal roof system and Hardie board siding a to Rangers Residence on David Crockett State Park.

General Conditions

- 1) On-Site work shall be performed between January 1 2024 and April 15 2024, 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 Park 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) Contractor shall possess a valid TN BC-B (sm) contractor license or higher to submit bids.
- 10) All bids over \$100,000 shall include provisions for a payment bond in the amount of twenty-five (25%) of the contract price.

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Demolition

- 1) Remove all existing shingles, felt, flashing and nails from roof area.
- 2) Remove all vinyl siding and nails.
- 3) Contractor shall be responsible for disposing of all debris off park property.

Scope of work:

Contractor shall remove existing decayed shingles, repair all damaged and decayed decking with new material to match existing. Install ice and water shield, new flashing around chimney and all vents.

Contractor is responsible for all measurements needed to perform all job requirements. Contractor is responsible for disposing of all debris from job site. Contractor will remove existing shingles, felt paper and roofing nails from buildings. Replace any damaged or decayed decking (the contractor shall allow for no more than 96 square feet) with new material to match existing or equal too. An approved self- adhering, ice-water shield underlayment shall be installed between roof panel and substrate, suitable for installation on encountered substate and approved by roof system manufacturer and install according to manufacturer's recommendations. Contractor shall also install new 6" inch gutters and down spouts.

Metal roof system: materials to be U.S. manufactured with supporting evidence provided to owner. Installer/contractor shall receive specific training in the proper installation of the selected roof system and or installed similar systems with satisfactory performance or be identified as an authorized installer by the manufacturer. Metal roofing system shall be tested in accordance with under writer laboratories inc. Test methods for uplift resistance of roof assembly. Roofing system must be installed in accordance with applicable UL construction methods.

Roof panels accessories and their fasteners shall be capable of resisting wind uplift forces listed for zone installed and shall allow for thermal movement of roof panel system. System to be UL 580 tested, ul90 wind uplift and fire resistive listed. Clips to be installed in compliance with class and manufacturers recommendations. Fasteners and accessories shall be as specified by manufacturer of roof system compatible with panel. Flashing, trim, closures strips, caps and

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similar metal components shall not be less than the minimum thickness as specified by manufacturer and match panels or trim in finish.

Closure strips, sealant tape, thermal spacer blocks and other barriers shall not absorb or retain water and shall be approved by metal roof system manufacturer.

Roof panel: vertical rib structural, one-piece, positive locking standing seam. Rib height: 1-3/4 inch. Panel width: 16 inches. Panel: minimum thickness: not less than 0.023 inches (24 gauge). Finish: prefinished Kynar. Panels are to be continuous length. Warranty: panel to have a 30 - year warranty on paint, and a 25- year warranty on substrate against rust.

Panel: color and profile to be chosen by agency from manufacturer's standard colors and profile samples. Install panels plumb, level and straight with seams and ribs parallel equal margin on end panels, conforming to design. Touch up minor scratches and abrasions.

Eave end of panels to be crimped/folded back/under to offset cleat or flashing to conceal raw edge, cut and fold standing seam rib metal to enclose open rib end. Roofs with chimneys, flues or curbs on down slope to have a cricket constructed to divert water. Construct cricket with same pitch as roof or as conditions dictate, install ice and water shield, step flash, counter flash and caulk to prevent invasion of water. Step flash and counter flash all roof protrusions as conditions require. Replace vent and riser flashing. Flashing for roof penetrations and piping shall provide a weathertight joint at projections through the roof, considering the thermal movement of the roof.

Fascia: wrap fascia and window trim with metal. The agency will select color of metal. Minimum thickness .019 on metal trim coil.

Contractor shall protect structure and contents from damage, maintain a weather tight system, repair any damage incurred at no additional cost to agency.

Siding:

1. The installation of all new fiber cement material and non-woven house wrap shall be installed according to the manufacturer's installation requirements. The contractor shall be responsible for staying within the spacing requirements of the manufacturer's recommendations.

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2. The contractor shall install in a board and batten pattern with battens at 12 inches on center with horizontal band board as required.
3. 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 will have a z-bar shape and have a hem or crimp on the outside edge.
4. 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.
5. The contractor shall be responsible for replacing soffit with pre-primed Hardie fiber cement soffit prime and paint.
6. The contractor shall be responsible for protecting and sealing windows throughout.
7. 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)
8. The contractor shall be responsible for supplying all fiber cement materials and metal roof locking system for rangers' residence.
9. Contractor shall provide primer and 2 coats of high-quality Sherwin Williams paint to all siding, fascia, doors and trim to WTRO satisfaction.
10. Contractor shall install new eave vents, new 6" gutters with 5" down spouts and

Materials:

All materials must be approved by Facilities Management before installation.

House wrap: non-woven with 10-year warranty

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Acceptable brands Dupont, Kingspan (or equal)

Siding:

Type Fiber Cement board and batten with
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

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with 30-year warranty

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

Moisture Barrier behind butt joints: Aluminum flashing

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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.

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.

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The contractor is requested/advised to visit job site prior to bidding and verify scope of work, dimensions, and circumstances which may exist. No allowance will be made by the state for any errors in quotation due to bidder not visiting job site prior to submitting his/her bid.

The successful bidder will be required to attend an on-site pre-construction meeting and an on-site final inspection.

After completion of work, the contractor, a representative from West Tennessee regional office and park management will inspect completed work performed by the contractor.

During the course of work, the contractor will maintain a clean work area and upon completion of the work shall remove all debris and trash from job site.

During the construction period, the contractor will coordinate construction schedules and operations with this agency. The successful bidder shall contact Reid Mullins, facilities surveyor from West Tennessee regional office, at 731-968-6608 to confirm dates and times for pre-construction meeting and final inspections.

The contractor shall have insurance sufficient to protect himself/herself from all claims which result from the contractor's operations or operation of his/her sub-contractors. The contractor shall return to original condition any property damaged or lost as a result of his/her acts or actions of his/her sub-contractor.

The contractor shall hold the State of Tennessee, and David Crockett State Park and all employees harmless from damage or loss of property or injury of personnel resulting from actions of the contractor or his/her sub-contractor.

The successful bidder shall provide a one (1) year warranty on all labor and materials beginning on day of acceptance by park management and West Tennessee Regional Office.

All workmanship, materials and methods are to conform to trade standards and practices.

Contractor shall obtain all fees and permits required for project.

Contractor shall 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.

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All work must conform to the state's current approved codes, such as the International Building Code. All electrical and plumbing must conform to the latest and most current codes. All Fire Marshall approved projects must have a Certificate of Occupancy issued at the completion of the project. All ADA projects must have approval of the State of Tennessee Facilities Design Coordinator and be in compliance with the latest ADA code at the completion of the project.

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

West TN Regional Office
21540 Natchez Trace Rd.
Wildersville, TN 38388
Email: susan.blankenship@tn.gov
Fax 731-968-5668

For scheduling contact: Roger Blankenship 731-307-9715, roger.blankenship@tn.gov

Facilities Manager: Steve O'Dell, 731-307-9716, steve.odell@tn.gov

Note: Before the Contract resulting from this ITB is signed, the apparent successful proposer must be registered with the Department of Revenue for the collection of Tennessee sales and use tax. The State shall not approve a contract unless the proposer provides proof of such registration. The foregoing is a mandatory requirement of an award of a contract pursuant to this solicitation.