

**Pickwick Marina Office Siding and Roof
Pickwick Landing State Park
P.O. Box 15
Pickwick Dam, Tn 38556**

This request for bids is for a contract to furnish all material, equipment, supplies and labor to install new Hardie Siding and replace damaged standing seam metal roof on the exterior of Marina Office at Pickwick Landing 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 damaged (approximately 5 sheets) standing seam metal roof panels from roof area.
- 2) Remove all damaged and decayed siding from exterior of office building.
- 3) Remove upper windows and one window in laundry room.
- 4) Contractor shall be responsible for disposing of all debris off park property.

Scope of work:

- 1) Contractor shall remove all existing damaged standing seam metal roof panels and install new full length same style and gauge (thickness) to roof area, repair all damaged and decayed decking with new material to match existing. Install ice and water shield, new flashing around all vents.
- 2) Contractor shall clean entire roof area and prepare metal roof system for applying one coat primer and two coats of paint to roof system.
- 3) Contractor shall remove one metal door and frame and install one new metal frame with an insulated metal door. Install new kick plates on all doors.
- 4) Contractor shall remove upper windows and frame in opening for installing horizontal Hardie lap siding.
- 5) Contractor shall trim out interior area where upper windows were removed with material to match existing area.
- 6) Contractor shall remove cooler entrance, frame opening insulate area and cover with Hardie board.
- 7) Contractor shall remove exterior air vent at entrance above office door and enclose area with soffit.
- 8) Contractor shall replace all existing lighting (interior and exterior) exterior lighting shall be dark sky with new LED lighting and fixtures.
- 9) Contractor shall paint all rails, post and fencing color to match building.
- 10) Contractor shall install new exhaust fan to laundry room area and provide positive air flow to laundry room area.
- 11) Contractor is responsible for all measurements needed to perform all job requirements. Contractor is responsible for disposing of all debris from job site.

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Metal Roof:

Contractor shall clean all metal roof components and prepare metal roof system for painting Marina office building metal roof system, park brown in color. Prime and paint metal roof system after replacing damaged roof panels.

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 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 manufactures 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

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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, taking into account 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 inquired 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 manufacture's installation requirements. The contractor shall be responsible for staying within the spacing requirements of the manufacture's recommendations.
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 prevented 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)

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8. The contractor shall be responsible for supplying all fiber cement materials and metal roof locking system for Marina Office Building.

9. Contractor shall provide primer and 2 coats of high quality Sherwin Williams paint to all siding, fascia, doors and trim to WTRO satisfaction.

Materials:

All materials must be approved by Facilities Management before installation.

Roof Primer: Sherwin-Williams Pro Industrial Pro-Cryl Primer

Roof Paint: Sherwin-Williams Sher-Cryl HPA Semi-Gloss or equal

House wrap: non-woven with 10-year warranty

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)

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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

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

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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

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.

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- 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.

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 Roger Blankenship, 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

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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 Paris Landing 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.

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 RFP 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

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provides proof of such registration. The foregoing is a mandatory requirement of an award of a contract pursuant to this solicitation.

1.1. Insurance Requirements:

- 1.1.1. **Insurance.** Contractor shall provide the State a certificate of insurance ("COI") evidencing the coverages and amounts specified below. The COI shall be provided ten (10) business days prior to the Effective Date and again upon renewal or replacement of coverages required by this Contract. If insurance expires during the Term, the State must receive a new COI at least thirty (30) calendar days prior to the insurance's expiration date. If the Contractor loses insurance coverage, does not renew coverage, or for any reason becomes uninsured during the Term, the Contractor shall notify the State immediately.

The COI shall be on a form approved by the Tennessee Department of Commerce and Insurance ("TDCI") and signed by an authorized representative of the insurer. The COI shall list each insurer's national association of insurance commissioners (also known as NAIC) number or federal employer identification number and **list the State of Tennessee, Risk Manager, 312 Rosa L. Parks Ave., 3rd floor Central Procurement Office, Nashville, TN 37243 in the certificate holder section.** At any time, the State may require the Contractor to provide a valid COI detailing coverage description; insurance company; policy number; exceptions; exclusions; policy effective date; policy expiration date; limits of liability; and the name and address of insured. The Contractor's failure to maintain or submit evidence of insurance coverage is considered a material breach of this Contract.

If the Contractor desires to self-insure, then a COI will not be required to prove coverage. In place of the COI, the Contractor must provide a certificate of self-insurance or a letter on the Contractor's letterhead detailing its coverage, liability policy amounts, and proof of funds to reasonably cover such expenses. Compliance with Tenn. Code Ann. § 50-6-405 and the rules of the TDCI is required for the Contractor to self-insure workers' compensation.

All insurance companies must be: (a) acceptable to the State; (b) authorized by the TDCI to transact business in the State of Tennessee; and (c) rated A- VII or better by A. M. Best. The Contractor shall provide the State evidence that all subcontractors maintain the required insurance or that the subcontractors are included under the Contractor's policy.

The Contractor agrees to name the State as an additional insured on any insurance policies with the exception of workers' compensation (employer liability) and professional liability (errors and omissions) ("Professional Liability") insurance. Also, all policies shall contain an endorsement for a waiver of subrogation in favor of the State.

The deductible and any premiums are the Contractor's sole responsibility. Any deductible over fifty thousand dollars (\$50,000) must be approved by the State. The Contractor agrees that the insurance requirements specified in this Section do not reduce any liability the Contractor has assumed under this Contract including any indemnification or hold harmless requirements.

The State agrees that it shall give written notice to the Contractor as soon as practicable after the State becomes aware of any claim asserted or made against the State, but in no event later than thirty (30) calendar days after the State becomes aware of such claim. The failure of the State to give notice shall only relieve the Contractor of its obligations under this Section to the extent that the Contractor can demonstrate actual prejudice

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arising from the failure to give notice. This Section shall not grant the Contractor or its insurer, through its attorneys, the right to represent the State in any legal matter, as the right to represent the State is governed by Tenn. Code Ann. § 8-6-106.

All coverage required shall be on a primary basis and noncontributory with any other insurance coverage or self-insurance carried by the State. The State reserves the right to amend or require additional endorsements, types of coverage, and higher or lower limits of coverage depending on the nature of the work. Purchases or contracts involving any hazardous activity or equipment, tenant, concessionaire and lease agreements, alcohol sales, cyber-liability risks, environmental risks, special motorized equipment, or property may require customized insurance requirements (e.g. umbrella liability insurance) in addition to the general requirements listed below.

1.1.2. Workers' Compensation and Employer Liability Insurance.

- a. For Contractors statutorily required to carry workers' compensation and employer liability insurance, the Contractor shall maintain:
- b. Workers' compensation and employer liability insurance in the amounts required by appropriate state statutes; or
- c. In an amount not less than one million dollars (\$1,000,000) including employer liability of one million dollars (\$1,000,000) per accident for bodily injury by accident, one million dollars (\$1,000,000) policy limit by disease, and one million dollars (\$1,000,000) per employee for bodily injury by disease.
- d. If the Contractor certifies that it is exempt from the requirements of Tenn. Code Ann. §§ 50-6-101 -- 103, then the Contractor shall furnish written proof of such exemption for one or more of the following reasons:
 1. The Contractor employs fewer than five (5) full or part time employees;
 2. The Contractor is a sole proprietor;
 3. The Contractor is in the construction business or trades with no employees;
 4. The Contractor is in the coal mining industry with no employees;
 5. The Contractor is a state or local government; or
 6. The Contractor self-insures its workers' compensation and is in compliance with the TDCI rules and Tenn. Code Ann. § 50-6-405.

1.1.3. Commercial General Liability Insurance.

- a. The Contractor shall maintain commercial general liability insurance, which shall be written on an Insurance Services Office, Inc. (also known as ISO) occurrence form (or a substitute form providing equivalent coverage) and shall cover liability arising from property damage, premises/operations, independent contractors, contractual liability, completed operations/products, personal and advertising injury, and liability assumed

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under an insured contract (including the tort liability of another assumed in a business contract).

- b. The Contractor shall maintain bodily injury/property damage with a combined single-limit not less than one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) aggregate for bodily injury and property damage, including products and completed operations coverage with an aggregate limit of at least two million dollars (\$2,000,000).

Automobile Liability Insurance. The Contractor shall maintain automobile liability insurance which shall cover liability arising out of any automobile (including owned, leased, hired, and non-owned automobiles). The Contractor shall maintain bodily injury/property damage with a limit not less than one million dollars (\$1,000,000) per occurrence or combined single limit not less than one million dollars (\$1,000,000) per occurrence or combined single limit.