

Playground Installation

**Paris Landing State Park
16055 Highway 79 North
Buchanan, Tennessee 38222**

This request for bids is for a Contract to furnish all material, equipment, supplies, and labor necessary to install a commercial playground.

General Conditions

1. On-Site work shall be performed between receipt of signed Contract or Purchase Order and December 30th, 2026, unless a written exception is granted by the Facilities Management Regional Manager.
2. For this project, the Contractor and applicable subcontractors shall possess an active specialty license for Playground Installation, BC-b sm, BC-B, or BC-C Tennessee Building Contractor license prior to submitting a bid. Failure of the Contractor and applicable subcontractors to provide copies of their appropriate license shall result in the disqualification of the bid. All licenses shall be verified via Tennessee Commerce and Insurance database before project award.
3. The Contractor shall not assign this Contract or enter into a subcontract for this project without prior written approval of Facilities Management. The Contractor's bid shall include a Declaration of Intended Use of Subcontractor(s) form that clearly states the intent to use a subcontractor, along with their name and license number. Facilities Management reserves the right to reject a bid in whole or a subcontractor, based upon failure to possess an appropriate active TN builder's license. After project award, any proposed substitution or addition of a subcontractor shall require written Facilities Management acceptance and approval before being allowed on-site or perform any work under this Contract. All subcontractors are required to have an active TN Building Contractor license for the applicable work to be performed before and throughout the project. Any proposed subcontractors failing to meet these requirements are not allowed to perform work on any portion of this project.
4. All work shall comply with State-approved versions of the IBC, standards, regulations, other applicable codes, manufacturer's recommendation, and best practices. The Contractor is responsible for all permits and associated fees.

5. Only the Facilities Management Project Manager or Facilities Management Regional Manager can approve any alterations, modifications, and substitutions of the specifications or requirements of the project. No additional work shall be authorized unless pre-approved by either the Project Manager or Regional Manager in writing. Park/Hospitality management and staff are not authorized to make any changes, deletions, or additions to the project or accept any portion of the work. This Contract shall be modified only by a written agreement signed by all parties. Any work performed outside of the written scope with any written change orders will be the responsibility of the Contractor or others and not Facilities Management. All questions, directives, and acceptance shall come only from either the Facilities Management Regional Manager and/or Project Manager.
6. The Contractor shall keep the jobsite clean and safe and leave in a neat and tidy manner.
7. All color selections shall be provided to the Contractor by the Facilities Management Project Manager.
8. All material substitutions must be pre-approved prior to bid acceptance.
9. All materials shall be installed per manufacturers' recommendation, industry best practice, and applicable code. Installers shall provide documentation of training and certification from the manufacturer of the playground equipment.
10. All dimensions listed are approximate. The Contractor is solely responsible for verifying actual dimensions prior to ordering any materials or bidding. No allowances shall be made due to a bidder neglecting to visit the site and verifying dimensions and conditions.
11. All work performance under this Contract shall be under the full-time direction of the Contractor. The Contractor shall be responsible for work and performance, and damages of any subcontractors and/or independent contractors or laborers hired in connection with the work under this Contract.
12. Basis of Design: Kompan playground configuration as reflected in Site Plan K1.0 (dated 01/19/2025).
13. Bidders may submit equivalent products meeting or exceeding the performance, dimensional, structural, capacity, and accessibility requirements outlined herein. All proposed equals must be reviewed and approved by Facilities Management prior to award.
14. All playground equipment shall comply with ASTM F1487, CPSC Public Playground Safety Handbook standards, and all applicable ADA accessibility requirements.

15. All materials shall be new and in good condition. Installation shall be in accordance with manufacturer specifications and industry standards

General Scope of Work

1. The Contractor shall prepare designated playground area for installation of new equipment. This includes removal of topsoil, grade work to level site, and a four-inch gravel base. The site shall have a one percent (1%) slope to allow for proper drainage. The Contractor shall compact any fill-in areas appropriately.
2. The Contractor shall provide and install composite multi-level triple tower playground structure consistent with the attached site plan.
3. The Contractor shall provide and install an eight (8) seat swing frame, that is eight (8) feet high, with eight (8) swings.
4. The Contractor shall provide and install one (1) additional pendulum swing frame and swing.
5. The Contractor shall provide and install an ADA full ramp system providing accessible entry.
6. The Contractor shall provide and install ancillary play components including Tipi Carousel with Top Brace, Custom Seesaw, Custom Sign, ADA Full Ramp, Custom Double Mega Deck, Custom Spix's Trial, Two (2) Stepping Pod two (2) feet, Two (2) Stepping Pod one (1) feet, Custom Swing, Agora Bench and associated play features as reflected in the attached site plan.
7. The Contractor shall provide and install approximately three hundred and twenty-nine (329) linear feet of twelve (12) inch plastic playground border system.
8. The Contractor shall provide and install approximately five thousand, six hundred and forty-nine (5,649) square feet of engineered wood fiber (EWF) surfacing at twelve (12) inch compacted depth with one (1) layer of filter fabric, in accordance with manufacturer and safety standards. The EWF shall conform with ASTM F2075, ASTM F1292, and ASTM F1951 standards.
9. The Contractor shall install all support posts encased in concrete per manufacturer

requirements.

10. The Contractor shall provide a complete installation including equipment assembly, surfacing placement, finish grading, and final site cleanup.

11. Final layout orientation and placement within the approved footprint shall be confirmed at the pre-construction meeting.

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Playground and equipment	Kompan, Landscape Structures	Equal brand shall require approval prior to project bid acceptance
Engineered wood fiber		Shall consist of clean, virgin softwood or hardwood fibers that have been processed to create a uniform, interlocking material. Fibers shall be free of bark, twigs, leaf debris, and other organic contaminants that could accelerate decomposition

Additional Terms and 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) The 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 demolition/construction. This shall include any underground utilities around the job site area. If damage occurs, it shall be repaired within a twenty-four (24) hour period from the time damage occurs.
- 3) The 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) The 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. The 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. The Contractor shall protect work of other trades. The Contractor shall correct any painting related damage by cleaning, repairing, or replacing, and refinishing as directed by Facilities Management. The Contractor shall leave residences and other buildings in a habitable manner after hours by securing unfinished openings.
- 7) Workmanship shall be warrantied for not less than one (1) 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. The Contractor shall assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. The Contractor shall clean up and haul away all scrap when work is completed to an approved location off state property.
- 10) At all times, the Contractor shall have a copy of project specifications, permits, and Certificate of Insurance on-site.
- 11) The Contractors and all subcontractors are not authorized to day laborers or temporary labor on this project without the express written permission of Facilities Management.
- 12) Note: Before the Contract resulting from this Invitation to Bid is signed, the apparent successful proposer shall 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.

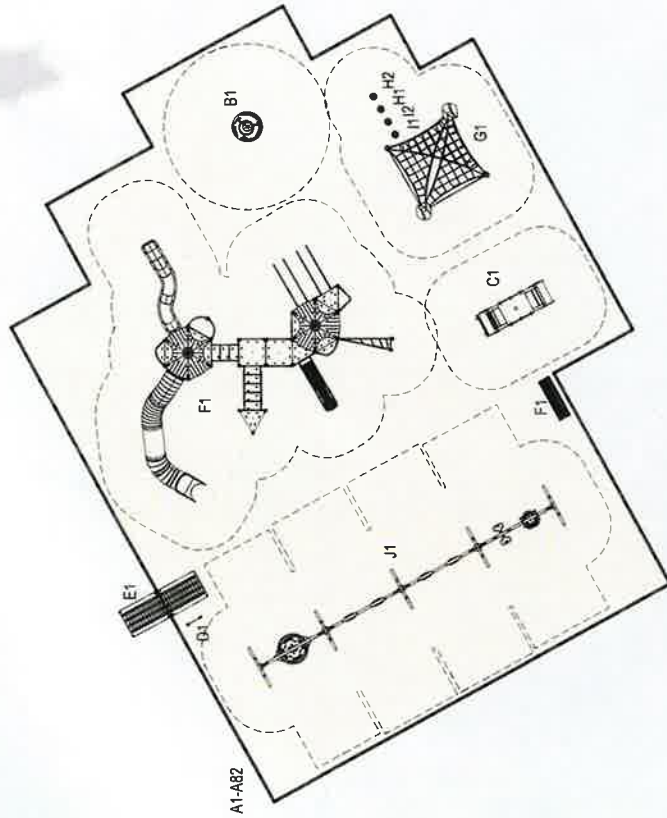
Playground Installation

13) Invoice shall be submitted for payment not before project completion and final project acceptance but also no later than ten (10) days after project completion and acceptance. A copy of the invoice shall be submitted to: Susan Blankenship 21540 Natchez Trace Road Wildersville, TN 38388 susan.blankenship@tn.gov

14) Facilities Management Regional Contacts for this project are:

Facilities Construction Specialist 3: Roger Blankenship cell 731-307-9715
roger.blankenship@tn.gov

Assistant Director: Tim Stewart cell 615-741-4998 tim.stewart@tn.gov



KOMPANI
Let's play

SALES REPRESENTATIVE		DATE		SHEET	
Learn City	DATE	1/27/2024		K1.0	
DESIGN	REV	DATE		REVISIONS	
2	2	02/15/2025		Structural Change & Add Bench	



1/8"=1'-0" ON 11" x 17" SHEET

MANUFACTURER'S SHOP DRAWING:
 THIS DRAWING IS THE PROPERTY OF KOMPANI LLC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED USE OF THIS DRAWING IS STRICTLY PROHIBITED. KOMPANI LLC SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. KOMPANI LLC SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING DEATH OR BODILY INJURY, ARISING FROM THE USE OF THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. KOMPANI LLC SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING DEATH OR BODILY INJURY, ARISING FROM THE USE OF THIS DRAWING.

Paris Landing
 16055 HWY 79
 Buchanan, TN 38222
 Site Plan

EWF AREA: 6648 SF
 PERIMETER: 329 LF

#	Product Number	Product Name	MT FH	Count
A	APR-18002184	#1 Platform	17'	18
B	ELC-020205	Top Bar	33'	1
C	PCAB2-CUSTOM_2031217	Custom Sign	50"	1
D	PCAB2-CUSTOM_2031217	ABE Full Sign	50"	1
E	PCAB2-CUSTOM_2031217	Custom Double Mega Deck	8'0"	1
F	PCAB2-CUSTOM_2031217	Custom Sign	4'11"	1
G	PCAB2-CUSTOM_2031217	Sign	1'11"	2
H	PCAB2-CUSTOM_2031217	Sign	1'0"	2
I	PCAB2-CUSTOM_2031217	Custom Sign	7'11"	1
J	PCAB2-CUSTOM_2031217	Sign	5'0"	1
K	PCAB2-CUSTOM_2031217	Sign	5'0"	1

Access & Staging:

Access via campground loop road. No designated staging area; coordination required.
Drainage ditch along western boundary may limit access and staging options.



Aerial view of proposed playground location (dimensions approximate)