



Visitor Center Roof

**Montgomery Bell State Park
1020 Jackson Hill Rd.
Burns, TN 37029**

This request for bids is for a contract to furnish all materials, equipment, supplies, and labor necessary to install a standing seam metal roof at Montgomery Bell State Park.

General Conditions

- 1) On-Site work shall be performed between receipt of signed contract or purchase order and September 30, 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 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 subcontractor failing to meet these requirements is 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) We are requesting a non-mandatory pre-bid meeting to be held.
- 6) 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.
- 7) The Contractor shall keep the jobsite clean and safe and leave in a neat and tidy manner.
- 8) All color selections shall be provided to the Contractor by the Facilities Management Project Manager.
- 9) All material substitutions must be pre-approved prior to bid acceptance.
- 10) All materials shall be installed per manufacturers' recommendation, industry best practice, and applicable code.
- 11) 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.
- 12) 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.

General Scope of Work

Description of Demolition or Associated Work

All debris shall be removed from the park property and disposed of in accordance with all applicable regulations, unless specifically noted.

- 1) The Contractor shall remove and dispose of the existing roof system, including all shingles, underlayment material, all roof-associated flashing, and grounding rods. The contractor shall inspect the roof decking to ensure it is in good condition. Any decking found to need replacement shall be replaced with like material by the contractor. For bidding purposes, the contractor shall include the price to provide and replace 500 square feet in their bid.
- 2) The Contractor shall remove the rotted T1-11 ducting enclosure between the HVAC unit and the exterior wall. The Contractor shall inspect the framing of the enclosure. For bidding purposes, the contractor shall include approximately 150 linear feet of two (2) inch by six (6) inch framing lumber.
- 3) The Contractor shall remove an approximately four (4) foot section of concrete curb and prep it for the drainage discharge area into the parking lot.
- 4) The Contractor shall pressure wash and clean all areas of eroded brick and mortar. Deteriorated mortar shall be ground out, removed, brushed clean, and properly prepared for tuckpointing. All surfaces shall be free of loose material and contaminants prior to mortar replacement.

New Work

Ice and Water Shield

- 1) The Contractor shall provide and install a self-adhered ice and water shield rubber membrane over the entire roof deck in accordance with the manufacturer's installation requirements.

Standing Seam Metal Roof

- 2) The Contractor shall provide and install approximately 6,500 square feet of new 24-gauge dark brown interlocking standing seam metal roofing, including ridge vent and vented eave components. All roof penetrations shall be properly flashed and sealed in accordance with the manufacturer's requirements.

Roof Accessories and Flashing

- 3) The Contractor shall provide and install all required Z-closures, trim, and flashing at valleys, ridges, sidewalls, and roof transitions to prevent moisture and pest intrusion and ensure a weathertight installation.
- 4) The Contractor shall provide and install new dark brown counterflashing at all roof-to-wall intersections, including where the pitched roof and horizontal overhang meet existing masonry and window assemblies. A continuous bead of high-performance sealant shall be installed between the flashing and masonry to provide a watertight seal

HVAC Duct Enclosure

- 5) The Contractor shall rebuild the existing HVAC duct enclosure within the existing footprint and dimensions, including all labor, materials, framing, and associated components required for a complete installation.
- 6) The Contractor shall provide and install 7/16 ZIP System sheathing, including seam tape, flashing, and weather barrier integration, in accordance with the manufacturer's installation requirements.
- 7) The Contractor shall provide and install James Hardie board-and-batten siding and trim, including all required fasteners, flashing, clearances, and accessories, in accordance with the manufacturer's installation requirements.
- 8) The Contractor shall apply one (1) coat of primer and two (2) finish coats of paint to all new siding and trim surfaces. Final color shall be Park Brown.
- 9) The Contractor shall provide and install all required framing, blocking, flashing, fasteners, sealants, trim, and weatherproofing materials necessary to provide a complete, durable, and weathertight assembly.

Gutter and Drainage System

- 10) The Contractor shall provide and install approximately 200 linear feet of new six (6) inch dark brown seamless K-style aluminum gutters with five (5) inch downspouts, gutter guards, and all required accessories. Gutters shall be properly pitched and securely fastened in accordance with the manufacturer's recommendations.
- 11) The Contractor shall provide and install approximately 150 linear feet of six (6) inch PVC storm drainage pipe to convey runoff from the gutter system to the designated discharge location at the parking lot. The system shall include all necessary fittings, cleanouts, adapters, and accessories. Pipe shall be installed underground at a minimum depth of twelve (12) inches with a minimum slope of a quarter (1/4) inch per foot.
- 12) The Contractor shall provide and install a concrete curb or splash apron at the storm drainage discharge location to prevent erosion. All disturbed areas shall be restored to their original condition, including seeding and straw.

Masonry Repairs

- 13) The Contractor shall remove deteriorated mortar and tuckpoint masonry joints in three (3) locations. New mortar shall match the existing mortar in composition, color, texture, strength, and profile, and shall be installed and cured in accordance with accepted masonry industry standards. These sections shall include the whole area.
- 14) The Contractor shall repair damaged split-face CMU walls in three (3) locations by removing material and installing a compatible masonry repair product. Repairs shall match the existing CMU in color, texture, and appearance. CMUs determined to be beyond repair shall be replaced with matching units.

Framing Repairs

- 15) The Contractor shall inspect and resecure all loose, separated, or detached framing members in the Visitor Center walkway area. The Contractor shall provide all necessary fasteners, anchors, blocking, reinforcement, and replacement framing required to restore structural stability.

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Eaves, soffits	James Hardie	Fiber Cement with a 30-year warranty.
Siding and Trim	James Hardie	Fiber Cement with a 30-year warranty.
Decking	Huber ZIP, LP, or equal	5/8-inch x 4-ft x 8-ft ZIP sheathing
Lumber	Local	Match existing
Flashing Tape	Huber, LP, or equal	3-3/4-inch x 90-ft ZIP System Tape.
Standing Seam Metal Roof	Watson, Taylor, or equal	Standing Seam, Dark Brown, 16-inch panel width, 1.5-inch rib height, 24-gauge, snap lock.
Roof Underlayment	Grace, ZIP system, or equal	Ice-water shield
Caulking	OSI Quad max, Optima, or equal	Flexibility ± 50%, 24-hour fast cure, 1-hour paint, all-temperature application. UV and weather resistant.
Split Face CMU	York Building Products, or equal	Match existing
Tuckpoint Mortar	Local	Match existing
Gutters	Watson, Taylor,	K-style, 6-inch gutters, 5-inch downspouts
Paint	Sherwin Williams, PPG, or equal	Duration, Park Brown, Satin, Exterior, Acrylic Latex with Lifetime Limited Warranty

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.
- 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: Becky Johns, 2000 Jackson Hill Rd, Burns, TN 37029, 615-981-6285, becky.johns@tn.gov.
- 14) Facilities Management Regional Contacts for this project are:

Regional Manager: Mark Harris, (615) 218-7697, mark.harris@tn.gov

Project Manager: Zuri Maxwell, (615) 906-0732, zuri.maxwell@tn.gov