**Bid Specifications for Parking Lot Sealing and Striping**

Bibb-White Bluff Civic Center, 1054 Old Charlotte Rd., White Bluff, TN 37187

# General Information

The Bibb-White Bluff Civic Center (hereinafter referred to as "Owner") is requesting bids for the cleaning, sealing, and striping of the parking lot located at 1054 Old Charlotte Rd., White Bluff, TN 37187. NOTE: Parking lot is approximately 45,750 square feet. Parking lot measurements and current field conditions should be confirmed prior to bidding by an on-site visit. Parking lot is accessible for inspection at any time.

All bidders must comply with the following specifications to ensure a high-quality, durable, and aesthetically pleasing result for the facility and its visitors. **A sealed Bid Submission Form with required documentation must be submitted to White Bluff Town Hall, 52 Graham St., P. O. Box 300, White Bluff, TN 37187 by 3:00pm Wednesday, August 27, 2025.**

# Scope of Work

The intent of this bid is to retain a qualified contractor to provide all labor, materials, equipment, and supervision necessary to complete the asphalt sealing and striping as described below.

* Thoroughly clean entire asphalt parking surface to remove debris, dirt, and vegetation.
* Seal all asphalt surfaces using a premium-quality, commercial-grade sealer.
* Stripe the parking lot according to existing configuration and ADA requirements or as directed by Owner.
* Install all necessary traffic control devices and signage during the course of work to ensure safety.
* Provide clear communication with Owner regarding scheduling, access, and completion.

# Project Location

Bibb-White Bluff Civic Center

1054 Old Charlotte Rd.

White Bluff, TN 37187

# Bidder Qualifications

* Contractor must be licensed, bonded, and insured to perform work in the State of Tennessee.
* Contractor must have demonstrable experience in asphalt sealing and striping projects of similar scope and size. References will be requested.
* All personnel working on site must have required certifications and safety training.

# Detailed Specifications

## 1. Surface Preparation

* Remove all dirt, debris, oil stains, loose aggregate, vegetation, and foreign material using power blowers, brooms, and hand tools as necessary.
* Perform crack cleaning and remove all weeds from cracks and perimeter edges.
* Treat any oil or grease spots with an approved primer to ensure good sealer adhesion.
* Fill all cracks greater than 1/4 inch with hot-pour rubberized crack filler before sealing.

## 2. Sealcoating

* Use a premium-grade, coal tar or asphalt emulsion sealer specifically designed for commercial parking lots.
* Apply a minimum of two uniform coats to all asphalt surfaces as per manufacturer’s specifications.
* Do not apply sealer if rain is imminent within 24 hours or if surface temperature is below 50°F.
* Allow sufficient drying and curing time between coats and before opening to traffic.
* Mask or shield all structures, curbs, landscaping, and other non-asphalt areas to prevent overspray.

## 3. Striping

* Re-stripe all existing parking stalls, handicap spaces, fire lanes, crosswalks, directional arrows, and other pavement markings in accordance with current ADA codes and local ordinances.
* Striping layout must match existing configuration unless directed otherwise by Owner.
* Use commercial-grade, fast-drying traffic paint suitable for asphalt surfaces (color: white/yellow/blue, as appropriate).
* ADA-compliant signage and markings (handicap stalls, van-accessible spaces) must be installed as required.
* Edges of painted lines must be crisp, and all markings must be of uniform color, width, and opacity.
* Parking stall lines are to be 4 inches wide unless otherwise specified.
* Contractor is responsible for providing stencils for any specialty markings.

## 4. Traffic Control and Safety

* Contractor is responsible for maintaining a safe work zone at all times.
* Install appropriate barricades, cones, warning tape, and signage to redirect vehicles and pedestrians safely around work zones.
* Coordinate phasing of work and access to minimize disruptions to facility operations and to maintain emergency access at all times.
* All work must be performed during Owner-approved hours and may require phasing if the parking lot cannot be closed entirely.

## 5. Environmental and Site Protection

* Prevent contamination of storm drains, landscaping, and adjacent property from sealers, paint, and debris.
* Remove and properly dispose of all waste, debris, and unused materials upon completion of work.
* Restore any damaged curbs, landscaping, or structures to pre-existing condition or better.

# Bid Submission Requirements

* Total project cost (includes labor, materials, equipment, mobilization, and incidentals).
* General date of availability to start the project, including estimated duration of project and any phasing plans if required.
* Warranty information for both sealer and striping paint (minimum 12 months required; longer preferred).
* List of subcontractors (if any), including qualifications and licenses.
* Certificate of insurance naming Owner as additional insured for the duration of the project.
* References for at least three comparable projects completed in the past five years.

# Project Schedule

* Project must be completed within the Owner-approved timeframe. The exact start date will be established upon bid award.
* All work must be completed within 30 days of commencement, weather permitting.
* Any changes to schedule must be approved in advance by Owner.

# Evaluation and Award

* Bids will be evaluated based on price, contractor qualifications, proposed schedule, warranty, and references.
* Owner reserves the right to reject any or all bids, to waive informalities, or to accept the bid deemed most favorable to the Owner’s interest.

# Additional Requirements

* Contractor shall comply with all federal, state, and local laws and regulations applicable to the work.
* All work must meet or exceed industry best practices for asphalt sealing and parking lot striping.
* Successful bidder is responsible for obtaining any required permits prior to commencing work.
* Contractor is responsible for all site safety and security during construction.

# Site Visit

A pre-bid site visit is encouraged. Bidders are encouraged to inspect the project site to verify field conditions, measurements, and to clarify the extent of the work. Any discrepancies or omissions shall be brought to the attention of the Owner prior to bid submission.

# Contact Information

For questions, please contact:

Jeff Martin, Projects Administrator

Town of White Bluff

Jeff.martin@townofwhitebluff.com

(615) 202-1375; leave message if no answer

# Conclusion

All bids must adhere strictly to these specifications. Failure to comply may result in disqualification. The Owner looks forward to receiving bids from qualified contractors and completing this project for the benefit of the White Bluff community.

**Bid Submission Form**

Bibb-White Bluff Civic Center, 1054 Old Charlotte Rd., White Bluff, TN 37187

# Sealed Bid Submission Form with required documentation must be submitted to White Bluff Town Hall, 52 Graham St., P. O. Box 300, White Bluff, TN 37187 by 3:00pm Wednesday, August 27, 2025.

* Company Name \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* Email Address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Phone # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* Total project cost (includes labor, materials, equipment, mobilization, and incidentals)

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* General date of availability to start project \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Duration of project \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ and any phasing plans, if required) (use an additional sheet(s) if necessary)
* Attach warranty information for both sealer and striping paint (minimum 12 months required; longer preferred).
* List of subcontractors (if any), including qualifications and licenses (use an additional sheet(s) if necessary).
* Certificate of insurance naming Owner as additional insured for the duration of the project.
* References and contact information for at least three comparable projects completed in the past five years. (use an additional sheet(s), if necessary)