

# Holman House Painting Project

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## NOTICE TO CONTRACTOR

Sealed bids will be received by The City of Ozark at the City Municipal Complex in Ozark, Alabama until 10 o' clock a.m., Thursday, October 8, 2026, and at that time publicly opened for the Holman House Painting Project located at 285 E. Broad Street, Ozark AL. The bid opening will be held on the 2<sup>nd</sup> floor of the Ozark Municipal Complex in Room 240 or may be mailed or hand carried to the Ozark City Clerk's Office, P.O. Box 1987, Ozark, Alabama, 36361.

### **Bid Proposal Forms:**

**All bidders must use the enclosed Bid Form and Agreements (or copies thereof) to submit their Bid Proposal.** No alternate or substitute pricing forms will be accepted. All Proposal responses must be typed or written in ink.

### **Submittal of Bids:**

All Bid Proposals must be submitted in sealed envelopes that are clearly marked with the following information: **"Bid # 2026-10-8 Holman House"**. Proposals must be delivered, no later than the Submittal Deadline as specified in the Notice to Contractors, to the following address:

City Clerk's Office  
Ozark Municipal Complex  
275 North Union Avenue  
Ozark, Alabama 36360

Any questions regarding this project may be directed to Ryan Campbell, Public Works Director, City of Ozark, office telephone (334) 774-7032. Inquiries by mail may be sent to: Post Office Box 1987, Ozark, Alabama 36361 or by e-mail at [rcampbell@ozarkal.gov](mailto:rcampbell@ozarkal.gov)

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## **SUPPLEMENTAL CONDITIONS OF THE CONTRACT**

### **EXAMINATION OF BID DOCUMENTS:**

Before submitting bids, each bidder must examine the bid documents, including without limitation, all the Contract Documents, thoroughly; familiarize him/herself fully with all State and Local Laws, ordinances, rules, codes, and regulations affecting the work; and correlate his/her observations with requirements of the bid document.

### **AWARD AND/OR REJECTION OF BIDS:**

The total pricing for the project will be the main determining factor for bid award. The City of Ozark reserves the right to accept or reject all bids or any portion thereof.

### **CONTRACTOR QUALIFICATIONS:**

The Contractor shall have sufficient man-power, equipment and financial resources to complete the project set forth in the specifications and possess all applicable Local and State Licenses required to be eligible to bid on this project.

### **CONSTRUCTION TIME:**

The bidder shall provide an estimated start and completion date for the project.

### **CERTIFICATION OF INSURANCE:**

The successful bidder must provide a valid Certificate of Insurance providing workers' compensation coverage that meets or exceeds Alabama statutory limits to be eligible for this project.

### **PAYMENT SCHEDULE:**

This is a lump sum contract payable at the successful completion of the project. Payments will be issued within 10 days of receipt of invoice from the awarded bidder.

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## **SCOPE OF WORK:**

These detailed specifications apply to all work required to properly prepare and paint the exterior siding/columns of the Holman House identified below. If any bidder is in doubt as to the true meaning of any part of the specifications contact the Public Works Department Office telephone (334) 774-7032 for clarification. Site visits are encouraged but not required for submitting bids.

### **Areas to be Repaired and Painted:**

1. All wood siding on the Front, Left, and Right side of the house to include the corner trim and flat fluted column trim as identified in the pictures. Approx. 1,860 sq ft.
2. All four columns on the front side of house. Approx. 660 sq ft.
3. Windows and doors are not included in this project.

## **SECTION I:**

### **Surface Preparation:**

1. Scrape and wire brush all loose, peeling, flaking, blistering, or bubbling paint until a completely stable and firmly adhered paint edge is achieved.
2. Feather and sand areas where paint has been scraped or removed so that transitions between existing paint and exposed wood are smooth and minimized.
3. Sand rough, uneven, or deteriorated areas as necessary to provide a suitable surface for painting.
4. Remove all dust, dirt, cobwebs, loose debris, and other contaminants from the siding prior to painting.
5. Caulk gaps, cracks, joints, and other areas requiring caulking to provide a properly sealed and finished surface. The Owner will furnish the caulking materials.
6. The Contractor shall notify the Owner of any significantly deteriorated or damaged siding discovered during preparation that may require repair or replacement.
7. All preparation shall be completed to the point that the surface is clean, sound, dry, and suitable for application of primer and finish coatings.

## **SECTION II:**

### **Priming:**

The Owner will supply the required oil-based primer.

The Contractor shall apply **two complete uniformed primer coats** across the entire surface.

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1. Apply the first coat of primer thoroughly to all exposed wood resulting from scraping or paint removal. If primer is applied using an airless sprayer or other spray equipment, all bare and exposed wood areas will be **back-brushed** to ensure proper penetration and coverage.
2. After the spot primed areas has adequately dried, apply two uniform coats of primer across the entire surface. Allow the primer to dry according to the manufacture's specified drying time and environmental conditions between primer coats.
3. Finished primer surfaces shall be uniformly coated and free of runs, drips, sags, brush marks, or other defects once completed. Such defects shall be corrected without change in Contract Price.

### **SECTION III:**

#### **Finish Paint Application:**

The Owner will supply the finish paint.

The Contractor shall apply **two complete finish coats** across the entire surface.

1. Apply the finish coat evenly and consistently over the properly primed surface.
2. Allow the first coat to dry completely before applying the second coat.
3. Apply the second finish coat to achieve a uniform color, sheen, and appearance.
4. Follow the paint manufacture's recommended drying and recoat times.
5. Do not apply paint to wet, damp, dirty, or otherwise unsuitable surfaces.
6. Do not paint during weather conditions that could adversely affect the coating, including rain or excessive moisture.
7. Provide sufficient coverage to eliminate visible primer, bare wood, excessive color variation, runs, drips, and other application defects.
8. Additional coating or touch-up work required due to inadequate coverage or workmanship shall be completed by the contractor as necessary.

### **SECTION IV:**

#### **Final Inspection:**

1. Upon completion, the Contractor and Owner shall conduct a final inspection of the painted surfaces.
2. The contractor shall correct, at no additional cost, workmanship deficiencies such as: missed areas, uneven coverage, runs, sags, drips, poorly finished caulk joints, overspray, or other deficiencies attributable to the Contractor's workmanship.

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### **GENERAL NOTES:**

1. The contractor shall take reasonable precautions to protect the property and surrounding areas throughout the project. This includes: porches, moldings, roofing/gutters, lighting fixtures, sidewalks, driveway, rails, landscaping etc.
2. Tile porches must be covered to prevent paint from getting on tile and protected from damage.
3. Protect doors, windows, moldings, etc., from splash, overspray, drips, and spills.
4. Any paint spills, drips, or overspray shall be cleaned promptly and shall not be allowed to permanently stain or damage the property.
5. Each day before work operations conclude the Contractor shall clean all areas in/around/adjacent to Work site of all debris, rubbish, waste rags, or other items deposited thereupon resulting from the Work. Storage and Work areas shall be kept clean.
6. Any other alteration or deviation to this specification must be approved by the Public Works Director.



FRONT  
COLUMNS

FRONT OF HOUSE

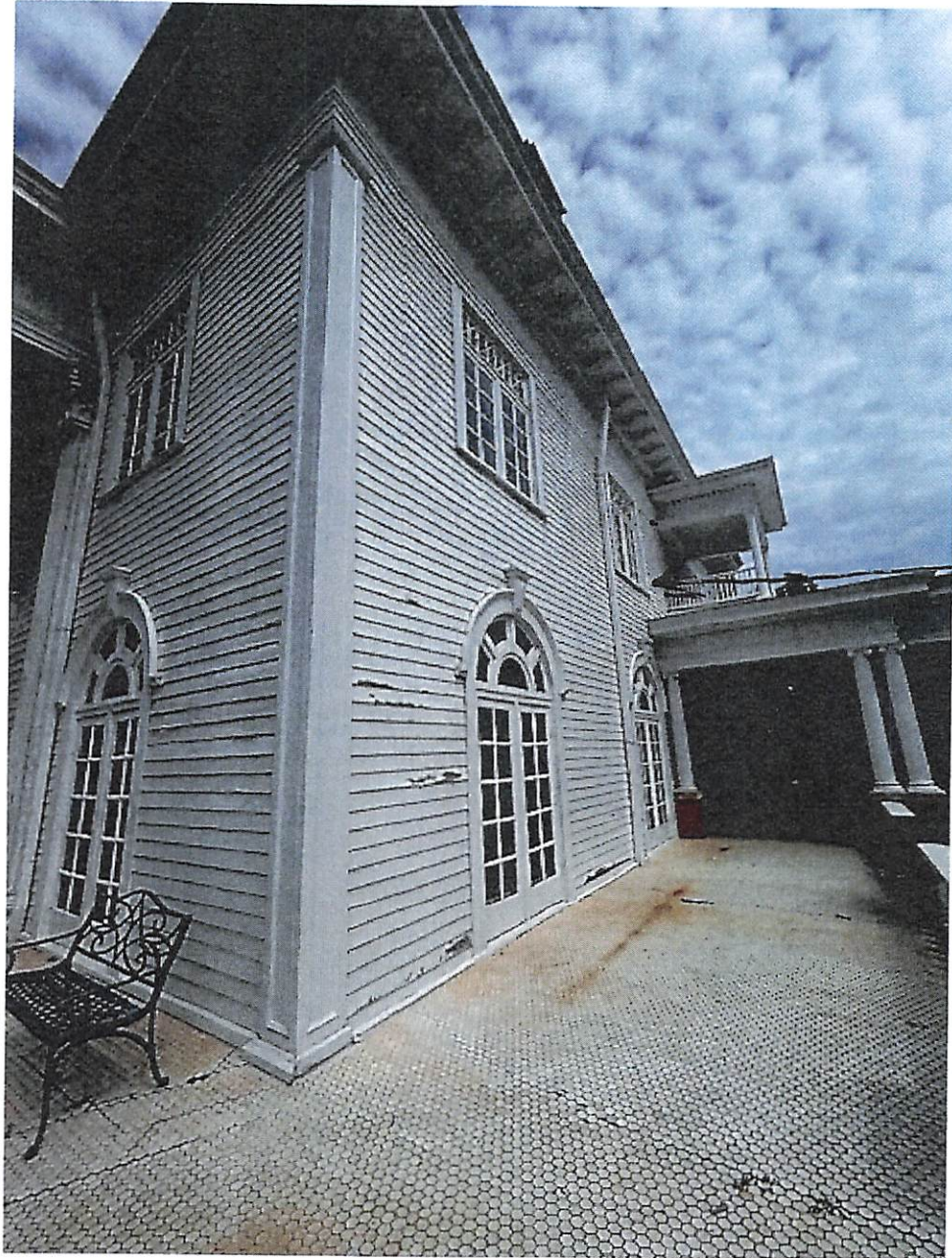
RIGHT SIDE OF HOUSE



END WORK  
AT  
FLAT  
COLUMN

FLAT  
CORNER  
-TRIM

LEFTSIDE OF HOUSE



END WORK  
AT  
BALCONY  
PORCH

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## **BID FORM**

Company Name: \_\_\_\_\_

Primary Contact Name: \_\_\_\_\_

Primary Contact Phone: \_\_\_\_\_

Primary Contact Email: \_\_\_\_\_

Price: \_\_\_\_\_ Estimated Start Date: \_\_\_\_\_

Estimated days to complete: \_\_\_\_\_

Warranties:

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