REQUEST FOR PROPOSALS

MOTOR-OPERATED MAIN ENTRANCE GATE

ERWIN UTILITIES WASTEWATER TREATMENT PLANT

199 N Industrial Drive, Erwin, Tennessee 37650

Proposals Due: Wednesday, September 9, 2026

Submit To: Steven Smith, Erwin Utilities

Email: ssmith@e-u.cc

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1. PURPOSE

Erwin Utilities is requesting proposals from qualified contractors for furnishing and installing a new motorized vehicular entrance gate at the Erwin Utilities Wastewater Treatment Plant located at 199 N Industrial Drive, Erwin, Tennessee 37650.

The new gate shall be a commercial-grade motorized chain-link sliding gate of quality and construction generally consistent with the existing motorized gate at the Erwin Utilities main storage yard, located at 244 Love St, Erwin, TN 37650. Prospective proposers may view the existing gate by appointment as described in Section 16.

The Contractor shall provide all labor, materials, equipment, excavation, concrete, electrical work, controls, installation, testing, and related work necessary to provide a complete and operational gate system.

No architectural drawings are available for this project. The Contractor shall be responsible for preparing shop drawings upon award of the contract.

2. EXISTING CONDITIONS

The new gate will be installed at an existing fence opening at the Wastewater Treatment Plant.

The existing opening measures approximately 197 inches (approximately 16 feet 5 inches) from pole to pole, measured along the ground.

Contractors shall visit the site and verify all dimensions and existing conditions before submitting a proposal. The Contractor shall be responsible for field verification of dimensions, existing fence conditions, utilities, pavement, grades, and other conditions affecting the installation.

The Contractor shall demolish and dispose of the following existing items as part of the work:

1. Remove and dispose of the existing gate panel and all associated hardware, rollers, guides, and operating components.
2. Remove and dispose of any existing gate posts that must be replaced to accommodate the new gate installation, as determined by the Contractor's field investigation and shop drawing preparation.

Existing fence posts and fence panels not directly involved in the gate installation shall remain in place unless otherwise directed by the Owner.

3. GATE AND FENCE

The new gate shall be constructed and installed in accordance with applicable commercial chain-link fence and gate standards, including ASTM F2200 and ASTM Practice F567, and shall meet the following requirements:

1. Provide a motorized vehicular sliding gate suitable for the existing approximately 197-inch opening.
2. Gate shall be fabricated to provide adequate clearance and overlap with the existing fence when closed.
3. Gate frame and fabric shall be of commercial quality consistent with the existing fence installation at the site.
4. Chain-link fabric shall be 2-inch mesh with a 9-gauge steel core wire and aluminized or galvanized coating, in accordance with ASTM F668, Class 2a or 2b.
5. The Contractor shall field-verify the height of the existing fence and confirm the required height of the new gate prior to fabrication and submission of shop drawings. Gate fabric height shall match the existing fence at the site.
6. Gate framework, posts, fittings, and hardware shall be manufactured in accordance with applicable Federal Specifications and shall be suitable for the size, weight, and operating conditions of the gate.
7. Fence and gate color shall be the manufacturer's standard galvanized/silver finish. Black vinyl coating shall NOT be used.
8. Gate posts shall be sized for the gate width. Based on the approximately 16-foot opening, gate posts shall be a minimum of 6-5/8-inch O.D. steel pipe weighing not less than 18.97 lb/linear foot, or of equivalent or greater capacity as appropriate for the proposed gate and operator.
9. Gate framework fittings, fabric ties, tension bands, brace bands, truss rods, and other hardware shall be commercial quality, suitable for the size and operating conditions of the gate, and consistent in finish and appearance with the existing fence installation.
10. Gate shall be fabricated and installed plumb, level, square, and true, and shall operate smoothly without binding.
11. Gate shall be capable of being opened and closed by the automatic gate operator as specified herein.

12. Provide all necessary stops, guides, rollers, brackets, supports, wheels, and other hardware required for a complete and properly functioning installation.
13. Gate and gate frame shall be installed in accordance with ASTM Practice F567 and ASTM F2200.
14. Provide 3 strands of 4-point barbed wire on a 3-wire pressed steel barbed wire arm at the top of the gate, matching the existing fence condition. No privacy screen or closed mesh shall be used.

4. GATE OPERATOR

Provide and install a LiftMaster Model CSL24UL 24VDC High-Traffic Commercial Slide Gate Operator (Elite Series), or Owner-approved equal.

4.1 Operator Performance Requirements

1. Usage Classification: Class III (Industrial/Limited Access Vehicular Gate), in accordance with UL 325.
2. Maximum gate weight: 1,500 lbs.
3. Maximum gate travel distance: 50 feet.
4. Gate travel speed: approximately 12 inches per second.
5. Duty cycle: Continuous.
6. Operating temperature: -4°F to 140°F (-20°C to 60°C) without heater option.
7. Power supply: 120/230 Volt, single-phase AC (verify available power at site).

4.2 Standard Features

The operator shall include the following standard features:

1. 24VDC continuous duty motor with commercial oil-bath gearbox providing 10:1 wormgear reduction.
2. #41 black oxide drive chain (30 ft. included).
3. Chassis constructed with 1/4-inch gold zinc-plated steel for rust prevention.
4. High-density, UV-resistant polycarbonate two-piece cover for heat and corrosion resistance.
5. Battery backup providing a minimum of 208 operating cycles or 24 days of standby power using the supplied (2) 7Ah batteries.
6. Security+ 2.0® encrypted tri-band radio receiver (310/315/390 MHz), supporting up to 50 remote controls.
7. Inherent reversing sensor that detects obstructions and reverses the gate when closing, or stops/reverses the gate when opening.
8. PosiLock® feature that automatically closes the gate if it is pushed open from the closed position.
9. Quick Close and Anti-Tailgate feature to quickly re-secure the property.

10. Fire department compliance — gate automatically opens upon loss of AC power or battery depletion.
11. Manual disconnect allowing the gate to be opened manually when the operator is unlocked.
12. LED diagnostic display for simplified installation and troubleshooting.
13. Programmable auxiliary relays.

4.3 Included Entrapment Protection Devices

The following entrapment protection devices are included with the operator and shall be installed:

1. LiftMaster Model LMRRUL Monitored Retro-Reflective Photoelectric Sensor (max. range: 50 ft.) — for close-direction entrapment protection.
2. LiftMaster Model S505AL Monitored Small Profile Resistive Edge (5 ft.) — pressure-sensitive edge that stops and/or reverses the gate when obstructed.

4.4 Installation Requirements

The Contractor shall furnish and install the complete operator system, including all required mounting hardware, drive components, electrical connections, limit switches, safety devices, enclosures, conduit and wiring, required concrete pad or foundation, and all accessories necessary for a complete and operational installation.

A minimum of two independent monitored entrapment protection devices shall be installed in each entrapment zone per UL 325 requirements — one in the open direction and one in the close direction. The Contractor shall evaluate all entrapment zones at the site and provide additional entrapment protection devices as required.

The operator shall be installed on a reinforced concrete pad in accordance with the manufacturer's installation instructions. All power and control wiring shall be run in separate conduit.

The Contractor shall install and commission the operator in accordance with the LiftMaster CSL24UL Installation Manual and all applicable UL 325 and ASTM F2200 requirements.

5. EXTERIOR KEYPAD

Provide and install a weather-resistant digital keypad on the exterior side of the gate for authorized personnel to enter the facility.

The keypad shall:

1. Be suitable for outdoor installation and compatible with the LiftMaster CSL24UL gate operator.
2. Permit authorized users to enter a programmed numeric access code to open the gate.

3. Be mounted at a convenient height and location for use from a vehicle, in accordance with UL 325 requirements (a minimum of 6 feet from any moving part of the gate).
4. Include all wiring, conduit, mounting post or bracket, mounting hardware, programming, and accessories required for a complete installation.

The Owner shall establish the access codes following installation.

6. REMOTE CONTROLS

Provide remote controls compatible with the LiftMaster CSL24UL gate operator (LiftMaster Security+ 2.0®) for regular users of the facility.

The system shall permit authorized personnel to operate the gate from vehicles using handheld remote controls. Remote controls shall be programmed and tested by the Contractor prior to turnover.

The proposal shall include a quantity of 12 remote controls in the Base Bid. The Contractor shall also provide a unit price for additional remote controls (see Section 17, Proposal Form).

7. SAFETY DEVICES

The gate operator and installation shall include all safety equipment required by the LiftMaster CSL24UL installation manual, UL 325, and applicable codes.

At a minimum, the Contractor shall provide monitored entrapment protection in both the open and close directions for each entrapment zone, as identified in Section 4.4. Warning signs (minimum two) shall be installed in visible locations on both the interior and exterior sides of the gate per UL 325.

All safety equipment shall be installed, adjusted, and tested as part of the work.

8. OPTIONAL ITEM — VEHICLE EXIT DETECTION (INDUCTIVE LOOP SENSORS)

As an Add Alternate/Optional Item, provide an inductive loop vehicle detection system installed in the pavement on the interior side of the gate to allow vehicles to automatically trigger the gate open when exiting the facility.

The purpose of this system is to permit vehicles leaving the wastewater treatment plant to automatically activate the gate opening sequence without requiring a keypad code or remote control.

The optional system shall include all of the following:

1. Inductive loop vehicle detection sensor(s) installed in the pavement on the interior (secure) side of the gate.
2. Saw-cutting of pavement and installation of loop wire(s).
3. Loop detector(s) compatible with the LiftMaster CSL24UL operator (e.g., LiftMaster Model LOOPDETLM Plug-In Loop Detector, or approved equal).
4. Conduit, wiring, and connections to the gate operator.
5. Sealing of all pavement cuts upon completion.
6. Programming, adjustment, and complete testing of the system.

The detection system shall be arranged so that an authorized vehicle approaching from the interior automatically causes the gate to open. The Contractor shall provide a complete lump-sum price for this optional work, identified separately on the Proposal Form (Section 17).

9. ELECTRICAL WORK

The Contractor shall provide all electrical work necessary for a complete and operational gate system.

The Contractor shall:

1. Verify the availability and location of electrical power at or near the gate location during the site visit.
2. Install an earth ground rod within 3 feet of the operator, in accordance with the operator installation manual.
3. Provide weatherproof exterior electrical equipment suitable for outdoor installation and local site conditions.
4. Complete all connections and test all electrical components.
5. Obtain all required permits and inspections applicable to the electrical work.
6. Owner will provide power from the existing electrical panel to a termination point at or near the operator.
7. Contractor is to coordinate the electrical hand off with the owner.

10. CONCRETE AND SITE WORK

The Contractor shall provide all excavation, concrete, backfill, grading, pavement repair, and related site work necessary to install the gate system and operator.

Gate posts and the operator concrete pad shall be installed in properly sized, reinforced concrete foundations suitable for the gate, operator, soil conditions, and local frost depth requirements. The operator pad shall be approximately 24 inches wide by 26 inches deep (or per manufacturer requirements) with conduit provided through the pad.

The Contractor shall restore disturbed pavement and ground surfaces to a condition equal to or better than existing conditions. The Contractor shall take care to protect existing fencing, pavement, utilities, structures, and other improvements.

11. SHOP DRAWINGS / SUBMITTALS

There are no architectural plans or drawings available for this project. Prior to fabrication or installation, the Contractor shall prepare and submit shop drawings and product data to the Owner for review and approval.

Submittals shall include, at a minimum:

1. Gate dimensions and construction details.
2. Gate post size, embedment depth, and foundation details.
3. Chain-link fabric specification (gauge, mesh, coating, height).
4. Gate framework and hardware.
5. LiftMaster CSL24UL operator specifications and mounting details.
6. Keypad model, mounting location, and wiring diagram.
7. Remote control model(s).
8. Entrapment protection device locations and types.
9. Vehicle detection loop system details (if optional item is accepted).
10. Electrical single-line diagram and conduit routing.
11. Concrete foundation details.
12. Installation details sufficient to define the complete scope of work.

12. INSTALLATION

Installation shall be performed by personnel experienced in commercial vehicular gate and chain-link fence installations. The Contractor shall be familiar with the LiftMaster CSL24UL installation requirements and UL 325 entrapment protection requirements.

The Contractor shall:

1. Verify all field dimensions before fabrication.
2. Coordinate all components into one complete, integrated system.
3. Install the gate and operator strictly in accordance with the manufacturer's installation instructions.
4. Make all necessary adjustments to achieve smooth, quiet, and reliable operation.
5. Ensure the gate opens and closes completely to its designed travel limits.
6. Set and verify all limit adjustments and force settings.
7. Install, adjust, and test all entrapment protection and safety devices.
8. Program keypad access codes (as directed by Owner) and program all remote controls.
9. Test all operating and safety functions.
10. Correct any deficiencies identified by the Owner prior to final acceptance.

13. ACCEPTANCE TESTING

Before final acceptance, the Contractor shall demonstrate the complete gate system to the Owner. The demonstration shall confirm:

1. Opening and closing by each remote control.
2. Opening by exterior keypad code entry.
3. Proper triggering and gate opening by the vehicle detection system (if the optional item is accepted).
4. Complete opening and closing cycles through full gate travel.
5. Proper obstruction detection and reversal/stopping by all safety and entrapment devices.
6. PosiLock® function (gate closes automatically when pushed open from closed position).
7. Battery backup operation — verify gate operates on battery backup when AC power is interrupted.
8. Manual disconnect — verify gate can be opened manually when disconnected.
9. Verification that the gate remains securely closed when in the closed position.
10. Programming of Owner-designated access codes and all remote controls.

14. OPERATION AND MAINTENANCE INFORMATION

Upon completion, provide the Owner with one complete set of manufacturer's operation and maintenance information for the gate system. Provide the following:

1. LiftMaster CSL24UL operator installation and owner's manual.
2. Wiring diagrams as installed.
3. Operator parts list.
4. Maintenance requirements and schedule.
5. Lubrication instructions.
6. Troubleshooting guide.
7. Keypad programming and operation instructions.
8. Remote control programming and operation instructions.
9. Vehicle detection system documentation (if optional item is accepted).
10. All warranty information.
11. Approved shop drawings.

15. WARRANTY

The LiftMaster CSL24UL operator carries a 5-year commercial warranty. The Contractor shall pass through the full manufacturer's warranty to the Owner and shall assist the Owner in registering the equipment with the manufacturer.

The Contractor shall additionally warrant all installation work and workmanship for a minimum of one (1) year from the date of final acceptance by the Owner.

16. CONTRACTOR SITE VISIT

Each prospective proposer is encouraged to visit the site prior to submitting a proposal. Appointments to visit the job site may be arranged by contacting:

Steven Smith, Erwin Utilities
Office: 423-743-1832
Email: ssmith@e-u.cc

The Contractor shall verify the following at the site:

1. Existing gate opening dimensions.
2. Existing fence construction and condition.
3. Space available for gate travel (interior side).
4. Available electrical power — location, voltage, and service capacity.
5. Pavement conditions and type in the gate area.
6. Existing underground utilities (contact Tennessee One-Call before any digging).
7. Grade, drainage, and soil conditions.
8. Operator mounting location and concrete pad requirements.
9. Any other condition that could affect the work.

No additional compensation will be allowed for conditions that could reasonably have been identified by inspection of the site.

17. PROPOSAL FORM

Contractors shall complete and submit the following Proposal Form. All prices shall be lump-sum unless otherwise noted. The proposal shall be valid for a minimum of 60 days from the submission deadline.

PROPOSAL FORM

MOTOR-OPERATED MAIN ENTRANCE GATE

ERWIN UTILITIES WASTEWATER TREATMENT PLANT

Contractor Name: _____

Address: _____

City / State / Zip: _____

Contact Person: _____

Phone: _____

Email: _____

Tennessee Contractor License No.: _____

BASE BID

Furnish and install the complete motorized sliding gate system, including demolition and disposal of the existing gate and any gate posts requiring replacement; gate panel and gate frame; chain-link fabric; barbed wire top; gate posts and concrete foundations; gate hardware; LiftMaster CSL24UL gate operator; exterior keypad; remote controls (quantity 12); entrapment protection and safety equipment; electrical work; concrete and site work; installation; programming; testing; cleanup; and all appurtenant work for a complete and operational system.

Base Bid (Lump Sum): _____

OPTIONAL ITEM — VEHICLE EXIT DETECTION

Provide the complete inductive loop vehicle detection system described in Section 8, including loop installation, detector, wiring, programming, and testing.

Optional Item (Lump Sum): _____

UNIT PRICE — ADDITIONAL REMOTE CONTROLS

Unit price per each additional LiftMaster Security+ 2.0® compatible remote control, programmed to the operator.

Unit Price per Remote Control: _____

SCHEDULE

Anticipated calendar days to complete all work following written authorization to proceed:

Estimated Construction Duration: _____

calendar days

CONTRACTOR CERTIFICATION

The undersigned has reviewed the Request for Proposals, visited the project site (or waives the right to claim unforeseen conditions), and submits the above prices to complete all work described herein.

Signature: _____

Printed Name: _____

Title: _____

Date: _____

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18. SUBMISSION REQUIREMENTS AND DEADLINE

Proposals shall be submitted by the date and time shown on the cover of this RFP.

Proposals shall be submitted by email to:

Steven Smith, Erwin Utilities

ssmith@e-u.cc

Proposals may also be delivered in person or by mail to Erwin Utilities at the Wastewater Treatment Plant, 199 N Industrial Drive, Erwin, Tennessee 37650.

Late proposals will not be accepted. Erwin Utilities assumes no responsibility for proposals not received by the deadline.

19. LICENSES, INSURANCE, AND COMPLIANCE

The Contractor shall possess all licenses required by the State of Tennessee and applicable local authorities for the type of work proposed, including contractor, electrical, and any other required licenses.

The Contractor shall comply with all applicable federal, state, and local laws, regulations, codes, and safety requirements, including but not limited to OSHA requirements, UL 325, and ASTM F2200.

The Contractor shall maintain appropriate insurance coverage throughout the project and shall provide evidence of insurance upon request.

20. OWNER'S RIGHTS

Erwin Utilities reserves the right to reject any or all proposals, to waive informalities, and to select the proposal determined to be in the best interest of the Owner. This Request for Proposals does not obligate Erwin Utilities to award a contract.

END OF REQUEST FOR PROPOSALS