

# **Shelter Bathrooms and Group Camp Assembly**

## **Pinson Mounds State Archaeological Park**

**460 Osier RD, Pinson, Tn 38366**

This request for bids is for a contract to furnish all material, equipment, supplies and labor necessary to Renovate 2 Shelter bathrooms and replacing flooring in Group Camp Assembly.

### **General Conditions**

- 1) On-Site work shall be performed between contract award and February 15, 2024, unless an exception is granted by the Facilities Management Regional Manager. All Shelter Restrooms and Group Camp work shall be done between award, and February 15, 2024. Shelter Restrooms and Group camp work shall be scheduled to reduce individual Group Camp Assembly downtime.
- 2) Contractors shall possess a valid TN BC-B (sm) contractor license or higher to submit bids.
- 3) All work shall comply with state-approved versions of the IBC, standards, regulations, other applicable codes, manufacturer's recommendation, and best practices. Contractor is responsible for all permits and associated fees.
- 4) Only the Facilities Management Office can approve any alterations, modifications, or substitutions to the written scope, specifications, or requirements of the project. No additional work shall BC-B (sm) contractor license or higher be authorized unless pre-approved by the Facilities Management Office.
- 5) Contractor shall keep the jobsite clean and safe and leave in a neat and tidy manner.
- 6) All color selections to be determined by the Park or Hospitality Manager and approved by the Facilities Management Office.
- 7) All material substitutions must be pre-approved.
- 8) All materials shall be installed per manufacturer's recommendation and best practice.
- 9) All dimensions listed are approximate. Contractor is responsible for verifying actual dimensions prior to ordering any materials or bidding. No allowances shall be made due to any bidder neglecting to visit the site and verifying dimensions and conditions

- 10) All bids over \$100,000 shall include provisions for a payment bond in the amount of twenty five percent (25%) of contract price.
- 11) All color and pattern of flooring shall be determined by Park management.

## **General Scope of Work**

### **Renovation of 2 shelters Restrooms**

#### **Description of Demolition or 2 Shelter Restrooms**

Demolition - properly dispose of all debris off- property unless otherwise noted

- 1) Contractor shall demo and remove stalls in bathrooms.
- 2) Contractor shall remove hanging electric heaters.
- 3) Contractor shall remove any fixtures on walls.
- 4) Contractor shall remove paint off walls by sand blasting or grinding paint off to get to porous surface. (BC-23)
- 5) Contractor shall remove exterior doors.
- 6) Contractor shall remove ADA bars from toilet area.
- 7) Contractor shall remove exhaust fans.
- 8) Contractor shall demo and remove block divider wall in all bathrooms.
- 9) Contractor shall remove ceiling lights.
- 10) Contractor shall remove one sink in women's restroom, Terminate drain.
- 11) Contractor shall remove number 2 commode in women's restroom.
- 12) Contractor shall remove one urinal in men's restroom, Terminate drain.

#### **New Work**

- 1) Contractor shall cut floor from flange of commode to move commode to relocate for proper ADA compliant specifications in women's restroom.
- 2) Contractor shall provide and install new plumbing to accommodate relocation of commode in women's restroom.
- 3) Contractor shall provide and install ceramic tile flooring 6 x 6 tiles on floor sloping toward drains.
- 4) Contractor shall provide and install 18 x 12 ceramic tile on walls from floor to ceiling.
- 5) Contractor shall provide and install FRP board on ceilings with manufactures terminating closure strips and seam strips.
- 6) Contractor shall provide and install new exhaust fans in restrooms.

- 7) Contractor shall reinstall lights that were removed in demo.
- 8) Contractor shall provide and install Stainless Steel stalls and Partitions.
- 9) Contractor shall provide and install making one stall ADA compliant in each restroom 60inches by 60 inches.
- 10) Contractor shall provide and install 38-inch exterior metal door opening out matching original door design.
- 11) Contractor shall provide and install new toilet paper dispensers.
- 12) Contractor shall provide and install new paper towel holders. (Park management will provide style and preference)
- 13) Contractor shall provide and install ADA compliant handrails for stalls.
- 14) Contractor shall prime and paint new doors and frame 2 coats of paint.
- 15) Contractor shall provide and install ADA tilted mirror over sinks.
- 16) Contractor shall provide and install 4 ductless mini splits mounted on wall, one in each restroom. (Locations to be determined at Pre bid)
- 17) Contractor shall relocate electrical that was on the block divider.

## **Demolition on Group Camp Assembly**

- 1) Contractor shall demo and remove all Vinyl tile in Assembly Hall, hallways, storage closets, Mechanical room, and laundry room.
- 2) Contractor shall demo and remove split unit in mechanical room.
- 3) Contractor shall remove all base board and shoe mold in Assembly Hall, hallways, and closets.
- 4) Contractor shall demo and remove all ceramic tile and base in kitchen restroom, and kitchen floor.
  
- 5) Contractor shall demo and remove a total of 6 overhead lights. 3 over head lights in men's shower room and 3 overhead lights in women's shower room.
- 6) Contractor shall demo and remove all cold base in laundry room and mechanical room.
- 7) Contractor shall remove interior door to Mechanical room. (Or see line number 3 in new work scope)
- 8) Contractor shall remove and terminate drain in Assembly Hall floor.
- 9) Contractor shall remove ice machine from Assembly room. (Store for relocation)

## **New Work**

- 1) Contractor shall provide and install LVT in Assembly Hall, Storage closets, Hallway, laundry room and mechanical room. Color and size to be determined by Park manger.
- 2) Contractor shall provide and install base and shoe mold for Assembly room, storage closets, and hallway.
- 3) Contractor shall provide and install full vented louver entrance door to mechanical room to fit existing door frame. (Or cut and install louver in existing door)
- 4) Contractor shall provide and install cap on duct work in mechanical room. (Where split unit was demoed)
- 5) Contractor shall provide and install a total of 2 ductless mini splits 1 to be installed in men's shower room and 1 ductless mini split to be installed in women's shower room.
- 6) Contractor shall provide and install a total of 6 led puck lights one in every shower stall in men's shower room and 1 in every shower stall in women's shower room.
- 7) Contractor shall provide and install cold base trim In Mechanical room, laundry room.
- 8) Contractor shall provide and install 6-inch x 6-inch ceramic tile slopping floor to all drains in Kitchen floor and Kitchen bathroom.
- 9) Contractor Shall provide and install 6 inches by 6 inches ceramic tile and base in Kitchen and Kitchen restroom.
- 10) Contractor shall provide and install FRP board on all Kitchen area on walls from top of base to approximately 8 foot tall with termination strips and seaming strips.
- 11) Contractor shall reinstall ice machine near drain in kitchen (Accommodating with floor drain beside hand washing sink)
- 12) Contractor shall install water line to ice machine.
- 13) Contractor shall install 110-volt circuit to Ice machine.

### **Approved Brands and Specifics (or Pre-approved Equal)**

Item	Brands	Specifications
Ceramic tile	Grade 1	Sizes will be 6-inch x 6 inch on floors  18-inch x 12 -inch tile for walls  Installation according to manufacturer recommend specifications

		(BC-4)
Ductless mini split	Ameristar, Mitsubishi	Minimum of 16 Seer
Door	Jeld-Wen	Smooth Craftsman Steel insulated
FRP board	American made	Manufacturer specifications, manufacture's installation strips, Installation according to manufactures specifications
Exhaust fans	Broan	250 cfm discharge
Caulking	Dap, Titebond	Elastomeric Joint Sealant complying with ASTM C920 Grade NS, class 25 or higher Or Latex Joint Sealant complying with ASTM C834
Finish	Sherwin Williams, PPG	Exterior Acrylic Latex with Lifetime Limited Warranty

## **Specific Instructions**

### Shelter Bathroom

- 1) Contractor shall adjust all plumbing to accommodate partition dividers.
- 2) All ductless mini split locations will be discussed upon pre bid meeting. Size and accommodations determined by contractor
- 3) Exterior door opening will need to be modified to accommodate new door size.
- 4) Contractor shall figure the size of ductless mini splits.

### Paint Specifications

- 1) SURFACE PREPARATION
  - a) All surfaces to be painted shall be clean, cured, dry and free of rust, mill-scale, oil, grease, dirt, salts, wax, efflorescence, mildew, surface deposits or loose or scaling paint.
  - b) All gaps shall be filled with approved caulk.
  - c) Glossy surfaces of old paint shall be dulled.
  - d) Prepared surface shall be protected by use of specified and approved primer.

- e) Surface shall be inspected by park Facilities Management representative prior to coating application; however, prepared non-protected metal substrates shall be immediately primed.

## 2) COATING APPLICATION

- a) Coating may be applied by brush, applicator pad, roller, conventional or airless spray in a minimum of two coats or as otherwise specified.
- b) Specific dry film thickness recommended by manufacturer shall be achieved.
- c) Even coats, of complete coverage, which are free from sags, drips, streaks, and bubbles shall be obtained.
- d) Mixed coatings shall be stirred thoroughly before and occasionally during use. Do not thin.
- e) Working conditions shall be within manufacturer's recommendations.
- f) Owner shall inspect prior to each subsequent coat.
- g) All label instructions shall be followed.
- h) It shall be the responsibility of the contractor to insure a safe work environment for workers.
- i) Contractor shall conduct activities within park operational guidelines to limit disruption to park patrons or staff.

## 3) WARRANTY PERIOD

- a) Materials and workmanship shall be warranted against streaking, fading, cracking, peeling or otherwise failing for a period of one (1) year following the date of final inspection of the work.

## 4) JOB SPECIFICATIONS:

- |   |                               |
|---|-------------------------------|
| a) Color                                  | To be chosen by Park Manager  |
| b) Gloss % exterior                       | to be chosen by Park Manager  |
| c) Tint base                              | Manufacturer's recommendation |
| d) Primer Vehicle/binder type             | Latex                         |
| e) Finish coat Vehicle/binder type        | Latex                         |
| f) Minimum coverage @ one mil DFT         | 400 to 500 sq. ft/gal         |
| g) Application method                     | Sprayed, rolled, or brushed   |
| h) Acceptable surface preparation methods | Scrape/ sand                  |

5) SUBMITTALS:

- a) Prior to beginning any work, the contractor/vendor shall submit the following for approval:  
paint chip, primed/painted/cured substrate, paint/primer manufacturer's technical data sheet, and MSDS sheet.
- b) Wood filler, caulk and/or putty technical data sheet

## Additional 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) 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 demo/construction. This shall include any underground utilities around the job site area. If damage occurs, it shall be repaired within a 24-hour period from the time damage occurs.
- 3) 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) 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. 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. Contractor shall protect work of other trades. Contractor shall correct any painting related damage by cleaning, repairing, or replacing, and refinishing as directed by Facilities Management. Contractor shall leave residences and other buildings in a habitable manner after hours by securing unfinished openings.
- 7) Workmanship is to be warrantied for not less than one 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. Contractor to assure that job site is clean of nails, debris, etc., at end of each day to ensure safety. Contractor shall



clean up and haul away all scrap when work is completed to an approved location off state property.

- 10) Contractor, employees, and sub-contractors shall be licensed, certified, or registered as required. They shall be registered in the State of Tennessee Edison purchasing system.
- 11) The State of Tennessee shall not be held liable for any damage, loss of property, or injury of personnel resulting from actions of the contractor and/or his/her sub-contractors or employees.
- 12) At all times, the Contractor shall have a copy of project specifications, permits, and certificate of insurance on-site.
- 13) Invoice shall be submitted for payment within 10 days of project completion. A copy of the invoice shall be submitted to:

Susan Blankenship, West Tennessee Regional Office 21540 Natchez Trace Road , Wildersville, Tn 38388 phone 7313079718, EMAIL Susan.Blankenship@tn.gov

- 14) Facilities Management Regional Contact for this project is:

Regional Manager: Steve O'Dell, 731-307-9716, email: Steve.Odell@tn.gov

Project Manager: Jason Toler, 731-316-5466, EMAIL: Jason.Toler@tn.gov