

# **Gift Shop and Restroom Renovation**

**Indian Mountain State Park  
143 State Park Circle  
Jellico, TN 37762**

This request for bids is for a contract to furnish all material, equipment, supplies and labor necessary to renovate the gift shop and attached public restrooms.

## **General Conditions**

- 1) On-Site work shall be performed between November 1, 2023, and March 1, 2024, unless an exception is granted by the Facilities Management Regional Manager.
- 2) Contractor 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 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 shall be approved by the Facilities Management Office.
- 7) All material substitutions shall 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 the contract price.

## **General Scope of Work**

### **Description of Demolition or Associated Work**

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

- 1) The contractor shall remove existing pass-through window, gift shop double doors, and window HVAC unit on gift shop.
- 2) The contractor shall remove for reuse the overhead roller security gate on pass-through window.
- 3) The contractor shall fill opening with similar thickness plywood.
- 4) The contractor shall remove existing roof to decking. Replace any unsuitable decking as needed (include allowance for 60 square feet for bidding purposes).
- 5) The contractor shall remove chill chasers and mirrors in both bathrooms.

### **New Work**

#### Entire Building

- 1) The contractor shall provide and install new roof consisting of ice and water shield and 24-gauge standing seam metal roof with new boot on the vent stack. Install per manufacturer's recommendation.
- 2) The contractor shall replace existing soffit with vented Hardie vented Cedar mill soffit panels, caulk all gaps between split-face block and soffit.
- 3) The contractor shall replace existing fascia and metal trim with new metal wrapped fascia to match roof.
- 4) The contractor shall provide and install new 6-inch gutters.

#### Snack Bar/Gift Shop

- 5) The contractor shall provide and install new 36-inch PVC baseboard/wainscot on all walls.
- 6) The contractor shall provide and install new textured SW-mix reclaimed wood slatwall panels with black PVC trim above wainscot to start of cathedral ceiling. Install black PVC trim on bottom, exposed edges, and top. Approximate 40-feet x 6-feet of coverage.
- 7) The contractor shall provide and install new Mitsubishi MSZ-GL Series 27,000-BTU/2.25 Ton, tri-zone wall mounted, 24.6 SEER mini-split 6+9+9. Install the Mitsubishi MXZ series heat pump and AC condenser underneath the building eave high on the exterior of the building. Lines to be run through increased ridge beam depth in main room. Securely mount external components on brackets as high as

possible on wall on gift shop gable end.

- 8) The contractor shall provide and install new non-operable, low-E, argon-filled, double pane storefront style windows where window HVAC unit (1 panel) and pass-through windows (2 panel) were removed. Also, provide and install new storefront double doors to gift shop.
- 9) The contractor shall provide and install new 6-mil epoxy floor coating after proper cleaning and prep.
- 10) The contractor shall provide and install 8 black barn-style pendant hanging LED light fixtures.
- 11) The contractor shall provide and install new custom-built, L-shaped (4.5-feet by 4-feet by 18-inch deep and 36-inch H), stained solid wood point-of-sale counter with Corian solid surface countertop. Install one 4-gang electrical outlet inside of cabinet and drill one-inch diameter hole through countertop for cords. Cabinets should have two adjustable shelves and locking cabinet doors with open 5-inch shelf below top for cash drawer on one side.
- 12) The contractor shall replace light switch with LED compatible occupancy sensor switch with resettable timer.
- 13) The contractor shall provide and install all wiring and connections necessary for all electrical components.
- 14) The contractor shall remove water and drain lines from former water fountain and patch holes.
- 15) The contractor shall provide and install new faux wood plank ceiling and hollow stained wood beams along each side, down center, and enlarged ridge beam. Terminate at outer walls. Ridge beam should be expanded to allow for HVAC lines to be concealed with them.
- 16) The contractor shall provide and install new 54-inch black ceiling fan in center of room.
- 17) The contractor shall remove T1-11 paneling from block to ceiling and replace with ½-inch mold and moisture resistant drywall.
- 18) The contractor shall clean, prep, and paint two coats on all interior walls.

#### Restrooms

- 19) The contractor shall provide and install two new 2-foot x 2-foot louvers vents with screens between the restroom and mechanical room on each side.
- 20) The contractor shall provide and install all new color-coded PEX water lines from the backflow preventer to each fixture. All lines to be run along the mechanical room wall through a manifold valve controller (5 hot, 10 cold).
- 21) The contractor shall provide and install new electric 10-gallon tank-style water heater. Wall- mount with brackets.

- 22) The contractor shall provide and install new wall mounted, electric hand dryers (1 each side).
- 23) The contractor shall remove wall outlets and wiring. Replace with blank covers.
- 24) The contractor shall provide and install new replacement toilet partitions in same configuration.
- 25) The contractor shall provide and install new 6-mil epoxy floor coating in both sides after proper cleaning and prep. Maintain positive slope to floor drain.
- 26) The contractor shall replace ceiling lights with new 4-foot hanging LED light fixtures.
- 27) The contractor shall provide and install one 18-inch x 24-inch fixed tilt, ADA compatible mirror and one 18-inch by 24-inch flat mirror (on each side) and plumbing guards (2 each side).
- 28) The contractor shall provide and install one stainless steel mop and broom rack in mechanical room.
- 29) The contractor shall provide and install all wiring and connections to all electrical components.
- 30) The contractor shall replace T1-11 siding from block to ceiling with ½-inch mold and moisture resistant drywall.
- 31) The contractor shall replace exterior under eave light with flush mount LED square light.
- 32) The contractor shall replace light switch with LED compatible occupancy sensor switch with resettable timer.
- 33) The contractor shall clean, prep, and paint two coats on all interior walls and ceilings, 3 exterior doors, soffit, and fascia.

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

<b>Item</b>	<b>Approved Brand or Pre-Approved Equal</b>	<b>Specific Requirements</b>
Toilet Partitions	Accurate	Floor to ceiling anchored, solid plastic, full height aluminum wall brackets, 8-inch wrap around hinges, 6 in aluminum strike. with 10-year warranty
Pendant Lights	Claxy Industrial	Black barn Pendant Light (CL-T2926DU-A)

Restroom Ceiling Lights	Lithonia Lighting	CSVT L48 AL03 MVOLT SWW3 80CRI 35K color temperature Vapor Tight LED Strip Light with MHCH36SS 36" stainless steel chain
Ceiling fan	Big Ass Fans	52-inch Haiku Gen 4 covered outdoor, universal down rod mounting, black hardware finish, Cocoa airfoils, no lighting
Epoxy Floor	Titan Flooring	Gift Shop – F5306 Porpoise-1.4 Restrooms – F6613-Sage-1.4
PVC Wainscot	Polymax	36-inch Polymax Waterproof plank panel system
Slatwall	Palay Displays	Reclaimed wood SKU 6278RW 8-foot x 2-foot slatwall panels
Electric hand dryers	Excel	Xlerator XL-GR Hand Dryer with Graphite Excel Hand Antimicrobial Dryer Wall Guards
Water Heater	Rheem	Performance Plus 10-gallon, 6-year, 2000-watt single element electric point-of-use water heater.
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	Superpaint Gloss Exterior Acrylic Latex with Lifetime Limited Warranty

## Specific Instructions

### Roofing Specifications

Metal roof system: materials to be U.S. manufactured with supporting evidence provided to owner. Installer/contractor shall receive specific training in the proper installation of the selected roof system and or installed similar systems with satisfactory performance or be identified as an authorized installer by the manufacturer. Metal roofing system shall be tested in accordance with under writer laboratories inc. Test methods for uplift resistance of roof assembly. Roofing system must be installed in accordance with applicable UL construction methods.

Roof panels accessories and their fasteners shall be capable of resisting wind uplift forces listed for zone installed and shall allow for thermal movement of roof panel system. System to be UL

580 tested, ul90 wind uplift and fire resistive listed. Clips to be installed in compliance with class and manufacturers recommendations. Fasteners and accessories shall be as specified by manufacturer of roof system compatible with panel. Flashing, trim, closures strips, caps and similar metal components shall not be less than the minimum thickness as specified by manufacturer and match panels or trim in finish.

Closure strips, sealant tape, thermal spacer blocks and other barriers shall not absorb or retain water and shall be approved by metal roof system manufacturer.

Roof panel: vertical rib structural, one-piece, positive locking standing seam. Rib height: 1-3/4 inch. Panel width: 16 inches. Panel: minimum thickness: not less than 0.023 inches (24 gauge). Finish: prefinished Kynar. Panels are to be continuous length. Warranty: panel to have a 30-year warranty on paint, and a 25-year warranty on substrate against rust.

Panel: color and profile to be chosen by agency from manufactures standard colors and profile samples. Install panels plumb, level and straight with seams and ribs parallel equal margin on end panels, conforming to design. Touch up minor scratches and abrasions.

Eave end of panels to be crimped/folded back/under to offset cleat or flashing to conceal raw edge, cut and fold standing seam rib metal to enclose open rib end.

Fascia: wrap fascia and window trim with metal. Minimum thickness .019 on metal trim coil.

Contractor to protect structure and contents from damage, maintain a weather tight system, repair any damage inquired at no additional cost to agency.

## 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:

Debbie Smith, West Tennessee Regional Office, 160 State Circle, Rocky Top, TN 37769, (865) 425-4410, [Deborah.g.smith@tn.gov](mailto:Deborah.g.smith@tn.gov)

- 14) Facilities Management Regional Contact for this project is:  
Regional Manager: Chad Young, (865) 425-4410, [chad.young@tn.gov](mailto:chad.young@tn.gov)  
Project Manager: Tim Stewart, (615) 517-0598, [tim.stewart@tn.gov](mailto:tim.stewart@tn.gov)

Nothing Follows