

# **Visitor Center Renovation**

**Hiwassee/Ocoee River State Park**

**404 Spring Creek Road**

**Delano, Tennessee 37325**

This request for bids is for a contract to furnish all material, equipment, supplies and labor necessary to renovate the Visitor Center.

## **General Conditions**

- 1) On-Site work shall be performed between November 1, 2023, and February 15, 2024, unless an exception is granted by the Facilities Management Regional Manager.
- 2) 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.
- 3) 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.
- 4) Contractor shall keep the jobsite clean and safe and leave in a neat and tidy manner.
- 5) All color selections to be determined by the Park Manager and approved by the Facilities Management Office.
- 6) All material substitutions must be pre-approved.
- 7) All materials shall be installed per manufacturer's recommendation and best practice.
- 8) 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.
- 9) 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 reception counter and folding leaf.
- 2) The contractor shall remove existing VCT flooring.
- 3) The contractor shall remove existing storage room door and enclose opening with stud and drywall.

## New Work

- 1) The contractor shall provide and install new plank style LVT flooring using Happy Feet brand adhesive throughout multi-purpose room, vestibule, and reception area.
- 2) The contractor shall provide and install new 9/16-inch x 3 ¼-inch x 4-inch traditional wood base molding, to be stained to match new window trim, throughout multi-purpose room, vestibule, and reception areas.
- 3) The contractor shall provide and install 10 new pendant style lighting (8 in multi-purpose room and two behind reception counter).
- 4) The contractor shall provide and install two new wall mount emergency exit lights with arrow adjacent to exit doors.
- 5) The contractor shall provide and install new 7-foot-long x 40-inch-high wing wall using 2x4 studs and ½-inch drywall. Cap with new 1-inch x 6-inch-stained wood to match new window trim.
- 6) The contractor shall provide and install new slatwall in gift shop area installed from approximately 24-inches above floor to the ceiling. Trim exposed edges with black trim pieces. The area to be covered is approximately 6-feet high x 32-feet long.
- 7) The contractor shall provide and install new 4-foot by 8-foot storage extension and install new metal storage closet door to area behind reception desk. Contractor shall make adjustments to drop-in ceiling track and panels to accommodate adjusted wall location.
- 8) The contractor shall provide and install new solid wood, custom built 10-foot straight reception desk with two two-level high areas and one ADA counter. The desk should have 42-inch-wide high counter on each side and 36-inch-wide ADA counter in center. The high counters shall be 42-inch x 12-inch x 42-inch located 48-inch above floor. The desk level for the high counter areas shall be 39-inch high. The ADA counter shall be 36-inch height. Each high-top area should have two 10-inch wide, three drawer cabinets on each side of below counter space and open in the middle for leg room.

The low counter area should have locking double door cabinets below. Under-counter keyboard tray. Stained wood front.

- 9) The contractor shall provide and install new stained wood support beams in an A-frame style design with ridge beam. Cross member to be located  $\frac{1}{4}$  down beam. Five total beams with one on each end and three evenly spaced out across room.
- 10) The contractor shall replace all light switches with new LED compatible dimmer switches and new covers.
- 11) The contractor shall add 4-gang electrical outlets for the snake cages and coffee station.
- 12) The contractor shall install one new 4-foot x 2-foot hanging LED vapor-tight light fixture.
- 13) The contractor shall provide and install new drywall ceiling on furr-down area on outer band of room.
- 14) The contractor shall provide and install four new 8-foot track lighting on sides to replace existing and one new 8-foot track lighting behind desk overhang.
- 15) The contractor shall provide a 48-inch-wide x 24-inch-deep custom-built coffee station with 30-inch enclosed cabinet and three 10-inch-wide drawers down one side, solid surface counter to match reception desk, and an 18-inch high by 48-inch exposed back above the counter with 45-degree angle support on each side. Install built in power strip for mobile phone charging with 8 USB ports. Wall section behind should be covered with same slatwall. Approximately 15-feet long by 6-feet height.
- 16) The contractor shall provide and install two new 52-inch Big Ass ceiling fans in black on the horizontal beams.
- 17) The contractor shall provide and install 4-inch-stained wood trim and inside frame blackout pull-down curtains on three existing windows and new window.
- 18) Provide and install stained solid wood, custom built snake cage custom built station with lockable cabinets below and two 27-inch-deep x 18-inch-high x 36-inch-wide open slots with LED under cabinet lighting above for snake cages.
- 19) The contractor shall provide and install new stained wood trim on outside columns.
- 20) The contractor shall provide and install new 36-inch by 48-inch window, 38-inches above floor and behind reception desk. Trim out inside with matching window trim and outside with Hardie trim. Paint Hardie trim to match exterior.
- 21) The contractor shall remove ceiling light in vestibule between restroom doors and replace with flush mount LED can light with nightlight function.
- 22) The contractor shall connect all electrical fixtures to power - necessary to make them operational.
- 23) The contractor shall prep, caulk, and paint all interior walls, ceiling, and doors with two coats and new exterior window trim.

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

| Item             | Approved Brand or Pre-Approved Equal | Specific Requirements   |
|------------------|--------------------------------------|---|
| LVT Flooring     | Armstrong                            | Commercial Biome Wood Plank Style   |
| LVT Adhesive     | Happy Feet                           | HF9100 Transitional Pressure  |
| Window           | Jeld-Wen                             | Premium V-4500 Vinyl Commercial Grade Replacement double hung, Low-E, argon filled, double pane                                       |
| Roller Shades    | Select Blinds                        | Inside frame mounted, cordless blackout cellular shades   |
| Ceiling Fan      | Big Ass Fans                         | 52-inch Haiku L   |
| Countertop       | Corian                               | Solid Surface   |
| Pendant Lights   | Globe Electric                       | 1-Light Matte Black Barn Light Pendant with LED bulb  |
| Emergency Light  | Lithonia Lighting                    | Aluminum LED Emergency Exit Sign (Red) with arrow   |
| LED Track Lights | Cree Lighting                        | 8-foot-long track with 6 LED low-profile heads each   |
| Slatwall         | Palay Displays                       | Slatwall – 6-inch on-center, 3D woodgrain textured panels with metal extrusions<br><br>Trim -Colo Matching edge and round corner trim |
| LED Light Switch | Lutron                               | Diva LED+ Dimmer Switch   |
| LED Can Light    | Commercial Electric                  | 6-inch Adjustable CCT Integrated LED  |
| Door             | TruDoor                              | Hollow Metal 36-inch x 84-inch with keyed locking lever door hardware   |

|          |                  |   |
|----------|------------------|---|
| 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 | Superpaint Satin Exterior Acrylic Latex with Lifetime Limited Warranty  |

## Specific Instructions

### 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 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) 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 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 Quist, East 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