

T.O. Fuller State Park Visitor Center Renovation

T.O. Fuller State Park
1500 Mitchell Road West
Memphis Tennessee 38109

This request for bids is for a contract to furnish and install all material, equipment, supplies and labor necessary to replace flooring, lighting, paint, and install auto door openers on the ADA entrance door and install one new window of store front glass.

General Conditions

- 1) On-Site work shall be performed between contract award and April 1, 2024, unless an exception is granted by the Facilities Management Regional Manager.
- 2) All work shall comply with state-approved versions of the IBC, NEC, NFG 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 Hospitality 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) Contractors shall have a BCB-SM with BC- 2 and a BC- 3 license endorsement to bid on this project.

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All bids over \$100,000 shall include provisions for a payment bond in the amount of twenty-five percent (25%) of the contract price.

demolition Requirements

The Contractor shall properly dispose of all debris off- property unless otherwise noted.

- 1) The Contractor shall remove all existing floor tile and baseboard.
- 2) The Contractor shall demo two (2) bathrooms by removing tile, partitions, fixtures, and lighting.

New Work Requirements

- 1) The contractor shall replace the main entrance door with a fully automatic opening door. This door shall be equipped with an accessible on off switch so security door can be closed.
- 2)The Contractor shall provide and install new LVT Flooring in the entire building, lobby, ranger offices, hallways, and bathrooms.
- 3)the contractor shall provide a 36 inch by 36-inch window by means of cutting block at marked location for parking lot viewing. The contractor shall install a double pane non-opening store front glass in this area.
- 4)The contractor shall paint the entire interior offices and lobby. All ceilings shall be painted.
- 5) The contractor shall replace lighting fixtures through out the interior. The ceiling fan shall be replaced with new park manager shall pick style. The area around the ceiling fan vaulted area shall have 4-foot LED strip lighting installed to illuminate area.
- 6)The contractor shall make sheet rock repairs in bathrooms including ceiling. Prime and paint with 2 coats of paint.
- 7)The contractor shall provide and install new plumbing fixtures including vanities, faucets, commodes, urinals, soap dispensers, and hand dryers. All fixtures shall be equipped with auto flush valves. The contractor shall also provide and install new partitions in the same footprint including doors.

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8.The contractor shall be responsible for the demolition of two service counters in the lobby. One counter shall be replaced with a new counter of wooden appearance its design, dimensions, and placement shall be determined by park management. The flooring, walls, and other surfaces affected by the removal of the second counter shall be repaired to match the surrounding area.

9) The contractor shall prep trim by scrapping or pressure washing exterior building trim. The contractor shall calk any gap found and apply 2 coats of fresh paint.

10)The contractor shall replace building exterior lighting with LED like fixtures.

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Flush Valves	Zurn	.75 gal max on urinals, 1.25 max on toilets
4-foot LED lighting	Lithonia Lighting, GE	Lithonia Contractor Select CSVT LED Vapor Tight GE ALBEO ALRS-0-4t-05-T-
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	Super Paint Gloss Exterior Acrylic Latex with Lifetime Limited Warranty
Flood light	Lithonia	2 light flood
LVT flooring	Armstrong	Glue down 8mm

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Window	Custom	Storefront
Automatic door	Custom	ADA automatic opening entrance.
Counter tops	Custom	Corrine

Paint Requirements

1) SURFACE PREPARATION

- a) The Contractor shall ensure all surfaces to be painted will 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) The Contractor shall fill all gaps with approved caulk.
- c) The Contractor shall ensure all glossy surfaces of old paint shall be dulled prior to painting.
- d) The Contractor shall ensure all prepare surfaces are protected using specified and approved primer.
- e) The Contractor shall allow the surface to be inspected by Facilities Management representative prior to coating application; however, prepared non-protected metal substrates shall be immediately primed.

2) COATING APPLICATION

- a) The Contractor shall apply coating 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.

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- 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.

WARRANTY REQUIREMENT

- j) 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.

Flooring Installation Requirements:

- Store vinyl flooring for 48 hours in room where it will be installed. Keep room at a minimum of 65 deg. F during that time and during installation. After installation, temperature should not fall below 65 deg. F for the first 48 hours.
- The subfloor must be level, clean and free of wax grease, oil, or dust.
- If necessary, patch or fill any cracks in the subfloor with patch, or latex underlayment.
- Use embossing leveler to smooth any texture or embossing on the old floor.
- Install over smooth, well-bonded resilient floors.

Vinyl Plank Flooring Specifications:

Overall Thickness: 8mm to 8.7mm Thick

- Width: 9 inches
- Length: 60 inches
- Wear Layer; 28 mil Urethane with Double UV Coating
- 2mm Vinyl Top Layer
- Core Thickness: 4.5mm WPC Composite Core

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- Detailed Texture and grain
- V Groove Painted Bevel
- 100% Waterproof
- Glue down System.
- Warranty: Lifetime 15 year Commercial
- **Park Manager will pick the color, style, and pattern.**

Additional Conditions

- 1) The Contractor shall be responsible for all aspects of this job and 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) The 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 includes 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) The 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) The Contractor shall schedule work 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 and the Division of Archaeology.
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) The Contractor shall schedule and attend a pre-construction conference where a pre-construction form shall be signed by Facilities Management, Contractor and State Archaeologist or designee park representative before work can begin. Contractor shall

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also schedule and attend a final inspection where a final inspection form shall be signed by Facilities Management, Contractor, State Archaeologist or designate, 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. 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.
- 7) The Contractor shall provide, 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.
- 8) Cleanup 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.
- 9) 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.
- 10) 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.
- 11) At all times, the Contractor shall have a copy of project specifications, permits, and certificate of insurance on-site.
- 12) The Contractor shall submit an invoice for payment within 10 days of project completion. A copy of the invoice shall be submitted to:

Susan Blankenship, 21540 Natchez Trace Road, Wildersville, TN 38388,
susan.blankenship@tn.gov
- 13) Facilities Management Regional Contact for this project is:

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Regional Manager: Steve O'Dell, 731-968-6608, steve.odell@tn.gov

Project Manager: Reid Mullens, 731-412-4042 reid.mullens@tn.gov