

# **VISITOR CENTER BASEMENT RENOVATION**

**Pinson Mounds State Archeology Park**

**460 Ozier Road**

**Pinson, TN 38366**

The Contractor will be allowed to submit partial payment for materials for this renovation project. Line one of the bid event will be for labor and line two is for materials. Once the contract is awarded, the project's Facility Management contact will provide information for the process for pre-payment of materials for the project.

## **CONTRACTOR SPECIFICATIONS**

This request for bids is for a contract to furnish all material, equipment, supplies and labor necessary to renovate the basement of the Pinson Mounds State Park Visitor Center.

- 1) The Contractor shall perform on-site work between contract award and February 28, 2024, unless an exception is granted by the Facilities Management Regional Manager.
- 2) The Contractor shall possess a minimum of BC- B (sm) or higher license to submit bids.
- 3) The Contractor's 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, in conjunction with the Division of Archaeology, 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) The Contractor shall keep the jobsite clean and safe and leave in a neat and tidy manner.
- 6) The Contractor shall get approval by the Facilities Management Office in conjunction with the Division of Archaeology for all color selections.
- 7) The Contractor shall receive approval by the Facilities Management Office in conjunction with the Division of Archaeology for all material substitutions.
- 8) The Contractor shall install all materials per manufacturer's recommendation and best practice.

- 9) The Contractor shall be 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. All dimensions listed are approximate.
- 10) . All bids over \$100,000 shall include provisions for a payment bond All bids over \$100,000 shall include provisions for a payment bond in the amount of twenty-five percent (25%) of the contract price.
- 11) The Contractor shall have a representative of the Division of Archaeology present during the construction project. The Contractor shall coordinate with the Division of Archaeology to schedule all on-site work two weeks in advance.

### **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 baseboards in lab area basement and stairwell landings. The flooring in the storage area shall not be demoed.
- 2) The Contractor shall remove garage overhead door.
- 3) The Contractor shall remove vent hood round duct.
- 4) The Contractor shall remove 20 of 24 floor outlets in laboratory and glass storage areas. Patch floor with Por-Rok anchoring cement. Remove all unnecessary wiring back to panelboards. The Contractor shall replace four (4) remaining outlets with new flush mount plugs. Remaining four (4) will remain and be replaced per item #1 of new work.
- 5) The Contractor shall gut one (1) bathroom by removing tile, shower, partitions, fixtures, and lighting.

### **NEW WORK REQUIREMENTS**

- 1) The Contractor shall provide and install four (4) new flush mount floor 110V electrical outlets.
- 2) The Contractor shall provide and install new LVT Flooring in the elevator area, main lab room, and 3 stair landings. The contractor shall apply 2 coats of sealer on all remaining concrete floors. Note: The contractor shall not be responsible for moving any shelving or storage containers. The contractor shall work around all shelving support systems.
- 3) The Contractor shall provide and install 90 new 4-foot surface mount fixtures LED lighting with LED-rated dimmable switches.
- 4) Provide and install twelve (12) new LED Exit/ Emergency Lighting Combination Signs.

- 5) The Contractor shall renovate one bathroom into a unisex ADA bathroom. Provide and install new ½-inch green board drywall on walls and ceiling, new ADA toilet and handrails, new single ADA sink with padding, single ADA mirror, two surface mount 4-foot lights, and ceramic tile floor.
- 6) The Contractor shall renovate one bathroom by patching and painting walls, installing 2 new ceiling lights, and ceramic tile floor. Adhering (gluing) green board over tile shall be acceptable.
- 7) The Contractor shall provide and install new PEX plumbing and encase water lines in Schedule 40 PVC piping to upstairs bathrooms, photo lab wash basin, bottle fill station, and main room sink. All lines to be rerouted down main hallways with minimal runs within storage rooms. Cap and remove all abandoned piping where exposed.
- 8) The Contractor shall provide and install new steel 7-foot by 7-foot double door with ADA hardware and push to open. Fill remaining opening from overhead door with concrete block. These doors shall have a exterior keyless entry handle installed.
- 9) The Contractor shall provide and install a 4-foot by 8-foot section of sloped concrete capable of providing an ADA access ramp at double doors. There shall be a mechanical numerical lock installed for entry.
- 10) The Contractor shall provide and install one new wall-mounted bottle fill station in stairwell area.
- 11) The Contractor shall seal all penetrations with 2-hour rated caulking.
- 12) The Contractor shall paint all walls and duct in the lab area of the basement, and all existing in lab area and artifact storage areas and new metal doors.
- 13) The Contractor shall provide and install siltation filters on the photo lab sink waste line.
- 14) The Contractor shall provide and install concrete sealant in the storage area beside photo lab where cabinets were removed. Provide a deep cleaning on the entire floor.
- 15) The Contractor shall provide and install all necessary wiring and electrical components.
- 16) After construction is complete and signed off on, contractor shall be responsible for a professional deep cleaning throughout the basement to remove mold, construction dust, etc.

**\*\* This scope of work applies to the lab, storage areas, Elevator lobby, stairway landings, Bathrooms, and back doors. Hallways and offices from lab to back door are excluded from this scope.**

## APPROVED BRANDS AND SPECIFICS (OR PRE-APPROVED EQUAL)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Concrete Sealer	Foundation Armor	AR350 Solvent based acrylic Wet Look Concrete and Masonry Sealer
Bottle Fill Station	Elkay	Elkay ezH2O Bottle Filling Station & Single High Efficiency Vandal-Resistant Cooler Filtered Refrigerated Stainless - LVRCGRN8WSK
Double Door	TruDoor	7-foot x 7-foot, Metal, No center mullion, panic bars inside, ADA compliant with push to open button.
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
Keyless lock	Schlage, Yale	Mechanical keyless
Flood light	Lithonia	2 light flood

## PAINT REQUIREMENTS

### 1) SURFACE PREPARATION

- a) The Contractor shall ensure all surfaces to be painted wall 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.
- 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.

### **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 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](mailto:susan.blankenship@tn.gov)
- 13) Facilities Management Regional Contact for this project is:  
  
Regional Manager: Steve O'Dell, 731-968-6608, [steve.odell@tn.gov](mailto:steve.odell@tn.gov)  
  
Project Manager: Tim Stewart, 615-517-0598, [tim.stewart@tn.gov](mailto:tim.stewart@tn.gov)