

Pool House, Ticket Booth, and Shelter Renovation w/Addendum

Cumberland Mountain State Park

24 Office Drive

Crossville, Tennessee 38555

This request for bids is for a contract to furnish all material, equipment, supplies and labor necessary to renovate the pool house, ticket booth, and shelter at Cumberland Mountain State Park's pool.

General Conditions

- 1) On-Site work shall be performed between contract award and June 15, 2024, unless an exception is granted by the Facilities Management Regional Manager.
- 2) To submit a bid on this project, the Contractor shall have a BC-B(sm), BC-B, or BC-C Contractor's license.
- 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 to be determined by the Park 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 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) Remove all unused equipment in pool mechanical room.

New Work

- 1) The Contractor shall provide and install new storefront windows and one new operable cashier window, one LED overhead light fixture, new 16-lite metal door and frame, new support columns with Hardie board siding and trim, and one new mini-split **or PTAC** HVAC unit (sized by Contractor) on the ticket booth. All windows to be double-pane, argon-filled, Low E glass.
- 2) The Contractor shall provide and install 40 new hanging, 3000K LED barn style light fixtures and four new LED sconces to replace existing lights **and fluorescent strip lights. The Contractor shall provide and install new LED lights on shelter to replace existing.**
- 3) **The Contractor shall provide and install new emergency exit signs where required by code.**
- 4) **The Contractor shall replace all mirrors with same size on a one-for-one basis with one mirror being ADA on each side.**
- 5) **The Contractor shall provide and install two new tankless gas water heaters with recirculating lines and pumps and connect to gas. Units shall be installed in the center mechanical room/chase.**
- 6) The Contractor shall provide and install Hardie board on the upper gables, back of ticket booth, and to wrap 6 external columns on pool house and **4 on shelter.**
- 7) The Contractor shall provide and install seven new toilets (two of which are ADA), three new urinals, twelve new sinks (four of which are ADA), and **ten** new shower controls (remove one shower to combine for one ADA shower stall in women's) (one each ADA). Contractor shall provide and install ADA grab bars and toilet paper dispensers (matching park supplier specifications). Note: one toilet on each side will be removed/patched and space combined to meet ADA requirements. **Note: Two shower heads are on exterior of building.**
- 8) **The Contractor shall provide and install ADA padding on ADA sink P-Traps.**
- 9) The Contractor shall clean, prep, and paint two coats on all post and beam, tongue and groove roof decking, **gable ends**, vented openings, doors, rafters, entire exterior of pool house except for stonework, all non-tile interior walls, pool light poles, and accompanying picnic shelter. All exposed electrical conduit shall be painted as well.

- 10) The Contractor shall provide and install eight new exterior doors **and frames (7 single, 2 double doors and 1 large double door)** with commercial metal doors. Doors to have locking lever style exterior door handles with BEST ACCESS locks, interior panic bars, and door closer. **The contractor shall remove and frame in the transom opening with Hardie Board on large door.**
- 11) The Contractor shall provide and install all new toilet partitions to replace existing.
- 12) The Contractor shall provide and install all new insulated Pex piping with manifold controls in each bathroom and staff room and system drain ports to allow for proper winterization. Piping will require supports as needed.
- 13) The Contractor shall provide and install new electrical wiring throughout the pool house and ticket booth to include replacing all six electrical sub-panelboards. All work must meet applicable electrical and other code requirements.
- 14) The Contractor shall provide and install two new exterior bottle fill wall mounts to replace existing water fountains.
- 15) The Contractor shall provide and install five new wall exhaust fans, evenly spaced above 8-feet on concrete block back walls and connect to power.
- 16) The Contractor shall provide and install **six** new electric hand dryers **on each side** to replace existing.
- 17) The Contractor shall provide and install new metal-wrapped fascia and trim to replace existing on upper roof line.

Approved Brands and Specifics (or Pre-approved Equal)

Item	Approved Brand or Pre-Approved Equal	Specific Requirements
Moisture Barrier behind butt joints	Amerimax, Union Corrugating	Aluminum flashing
Toilets	Kohler, Toto, American Standard	One-piece, wall-hung, elongated, dual-flush porcelain toilets with top spud and motion sensor flushometer
Door	TruDoor	Flush Commercial Hollow Metal Doors
Bottle Fill Station	Elkay	VRC8WSK H2O Vandal-Resistant Bottle Filling Station and Single Cooler Non-Filtered Refrigerated Stainless

Exhaust Fan	Dayton	24-inch Blade, single speed, 1/2HP, totally enclosed Ari over, 5448 CFM, 115V A/C, single phase, fiberglass blade and frame.
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
Shower controls	Zurn	Individual Wall Shower Panel, Z7500 Aqua-panel Shower Unit, 32-inch Overall Height, 6-inch Overall Width with side-mount soap dish and vandal proof securing screws
Hand Dryers	Excel	Xlerator XL-GR Hand Dryer with Graphite Excel Hand Antimicrobial Dryer Wall Guards
Water Heater	Rheem, Rinnai	Rheem Performance Plus 7.0 GPM Natural Gas Outdoor Non-Condensing Tankless Water Heater
Siding and trim	James Hardie	Woodgrain Fiber Cement with 30-year warranty
Eaves, fascia, soffits	James Hardie	Woodgrain Fiber Cement with 30-year warranty
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

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.

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 warranted for not less than one year from date of final inspection. Materials shall be warranted 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
- 14) Facilities Management Regional Contact for this project is:
Regional Manager: Chad Young, (865) 425-4410, chad.young@tn.gov
Project Manager: Gary Greenwood, (865) 806-8300, gary.greenwood@tn.gov

Nothing Follows