



INVITATION TO BIDDERS

The City of Gatlinburg is soliciting sealed bids for City of Gatlinburg Public Restrooms at Herbert Holt Park. Bids will be received at Gatlinburg American Legion Building (the temporary location of Gatlinburg City Hall) at 1222 East Parkway until **2:30 p.m. January 19, 2023**, at which time they will be publicly opened and read aloud.

A mandatory pre-bid conference will be held at 2:30 PM, December 22, 2022, at Herbert Holt Park (151 N. Park Lane, Gatlinburg, TN) to review the project for bidding.

For questions concerning the Bid Documents, Bidders may contact City of Gatlinburg, Delea Patterson, AP/Purchasing, 1230 Parkway East, Suite 2, P.O. Box 5, Gatlinburg, Tennessee 37738 at 865-436-1409 or deleap@gatlinburgtn.gov.

Questions regarding project specifications may be directed to Parks and Recreation Director, Laurence Evans, 865-436-4990 or LaurenceE@gatlinburgtn.gov. No bid may be withdrawn for thirty (30) days.

Bid specifications will also be available on the City of Gatlinburg website at www.gatlinburgtn.gov under "Out for Bids" tab. This bid tab is located under Gatlinburg Government, and then Purchasing. Bid results are posted in the same area as shortly after bid opening as possible.

The Bidder's name, address, bid opening time and the quotation "**Herbert Holt Park**" must be printed on the sealed envelope containing the bid.

The City of Gatlinburg reserves the right to waive any informalities in or to accept or reject any and/or all bids and to accept the bid deemed most favorable to the interest of the City.

GENERAL PROVISIONS

Prices quoted shall not include Federal or State taxes, if any are applicable. The successful bidder shall furnish tax exemption forms, if required, with their invoices.

The prices quoted are that for which the materials or services will be delivered F.O.B. Gatlinburg, Tennessee.

Any additions, deletions, or variations from the following specifications must be noted.

Inspection of the materials or equipment will be made by an agent of the City of Gatlinburg, and if found defective or fails in any way to meet the terms of this agreement, it will be rejected. Rejected materials or equipment will be replaced at the expense of the bidder.

All technical specifications must accompany bid.

The City of Gatlinburg reserves the right to purchase additional units or services under the same terms and conditions for a period of one (1) year if agreeable with vendor.

The City of Gatlinburg reserves the right to extend this agreement for one (1) additional year after the completion of the first-year agreement if agreeable with vendor.

The City of Gatlinburg reserves the right to defer payment for thirty (30) days after delivery. The City of Gatlinburg also reserves the right to reject any and/or all bids.

The bidder agrees to indemnify the City of Gatlinburg from any and all liability, loss or damage the City may suffer as a result of claims, demands, costs, or judgments against it arising from any and all work under this agreement.

The bidder agrees to notify the City, in writing, within thirty (30) days, by registered mail, at the City's address as stated in this agreement, of any claim against the bidder on the obligations indemnified against.

It is the policy of the City of Gatlinburg not to discriminate on the basis of race, color, national origin, age, sex, or disability in its hiring and employment practices, or in admission to, access to, or operation of its programs, services and activities. With regard to all aspects of this contract, contractor certifies and warrants it will comply with this policy.

Vendor shall possess all the necessary insurances and licenses required to perform this type and size of project.

Certain projects with a total cost of \$25,000 or more require a TN Contractors license. This License#, Classification and Expiration date MUST be listed on the bid envelope. Bidders cannot use license of another to bid on any City of Gatlinburg project.

Herbert Holt Park

Summary

The Herbert Holt Park Renovation project consists of three separate parts:

1. PARK SITE DEVELOPMENT
2. ARCHITECTURAL RENOVATIONS (pavilion and restroom renovations)
3. RIVERBANK STABILIZATION AND RAMP RESTORATION

PARK SITE DEVELOPMENT

Including, but not limited to all site work, grading, paving, fencing, site furnishings installation, lighting, utilities, landscape, irrigation, along with any other elements included in the plans and documents.

Note: Playground equipment will be installed by Cunningham Recreation through coordination with the general contractor.

ARCHITECTURAL RENOVATIONS (pavilion and restroom renovations)

These Restroom and Pavilion Remodels consists of a demolition of the interior of the men's and women's restrooms and replacement of all new fixtures, furnishings and lighting, installation of a new HVAC system that will include the attached office, installation of Hardie board siding to the bathroom hallway, and associated painting to exterior and interior surfaces.

The wood pillars, beams and ceiling at the Pavilion will be re-stained, concrete floor crack repair and the entire surface stained and polished, new lighting and fans installed, fascia to be replaced and new guttering with chain down spouts installed.

A new water service line will be installed to both the restroom building and the pavilion.

RIVERBANK STABILIZATION AND RAMP RESTORATION

This engineered portion of the project aims to stabilize the riverbank from further erosion and the picnic area above and improve safe river access via two new sets of steps, and a renovation of the existing ADA ramp.

Herbert Holt Park Restrooms and Pavilion Remodel **Scope of Work**

Below is our proposed scope of work:

Men's & Women's Restroom:

1. Demolition Scope:
 - a. Remove existing toilet partitions
 - b. Remove existing vanities & plumbing
 - c. Remove existing mirrors and store to be reinstalled at completion
 - d. Remove existing soap dispenser
 - e. Remove existing toilets and grab bars
 - f. Remove existing baby changing stations
 - g. Remove existing toilet paper dispensers
 - h. Remove existing urinals
 - i. Remove existing hand dryer
 - j. Remove existing lighting
 - k. Remove existing space heater
 - l. Remove restroom doors and trim
 - m. Remove drinking fountain in bathroom hallway
1. Fixtures Scope:
 - a. Install new stainless steel diamond pattern toilet partitions
 - b. Install new stainless steel grab bars
 - c. Install new Bradley GLX 2-Station
 - d. Install new metered Delta Faucets per specification
 - e. Install new Urinal-Zurn Omni-Flow- at ADA compliant height
 - f. Install new Toilets - Zurn w/ Pro Flo accessories - 17" seat height
 - g. Install soap dispenser (provided by City of Gatlinburg)
 - h. Reinstall existing mirrors
 - i. Install new Bobrick - Stainless Steel Baby Changing Stations
 - j. Install new Hand Dryer- World Dryer VERDEdri v2 (Q-973) High Speed ADA Hand Dryer, HEPA, Brushed Stainless
 - k. Install new Sanitary Waste Receptacles in Women's RR
 - l. Install new toilet paper dispensers - Vandal Stop Products
2. Walls Scope:
 - a. Furr out existing CMU walls with 1 x pressure treated and install tile backer board where tile applications are to be and moisture resistant gypsum board above tile.
 - b. Install new wall tile (8x20 Hawthorn or equal) to 48" above FFE on all walls except at the vanity, tile will go to approximately 80". Tile transitions will be Schluter transitions. Grout to be a standard color selection of TEC Power Grout or equivalent
 - c. Paint all walls with stucco finish paint system
3. Ceiling Scope:
 - a. Frame new ceiling at 8' height above floor grade.
 - b. Install moisture resistant gypsum board to ceiling and paint white.
 - c. Install new 1x4 trim board at the transition locations
4. Electrical & Lighting Scope:
 - a. Install new can lighting in ceiling per spec
5. Mechanical
 - a. Install new HVAC unit to supply heat and air conditioning to men's and women's restrooms, and office space, including duct, vents and returns.

Exterior:

6. Remove and replace existing fascia and gutters on bathroom/office building.
7. Preparing restroom hallway walls for Hardie board installation, including furring strips, foamboard insulation, vapor barrier overlay and removal of trim.
8. Install Hardie plank boards to restroom hallway walls, trimming as necessary and caulking all gaps.
9. Repaint exterior of building, caulking where necessary.
10. Install new men's and women's restroom doors and trim.
11. Paint exterior doors not to be replaced.
12. Install new ADA compliant men's and women's restroom signs.
13. Install new ADA drinking fountain and bottle filler per spec.
14. Remove paint from floor in bathroom hallway and polish same as the pavilion floor.

Site:

15. Install new water service line from the water meter located between the river and the sewage pump house to the bathroom water shut-off valve near the bathroom building, extending to the water shut-off valve at the pavilion.
16. See attached construction documents

Excluded Items

17. No improvements to the existing Trout Facility Managers Office and storage areas except for painting the exterior doors and window frame, and the installation of a HVAC system for offices and restroom.

Pavilion:

1. Demolition Scope:
 - a. Removing fascia board in preparation for rebuild and placement of seamless gutter.
 - b. Remove existing ceiling fans and electrical supplies not to be reused.
 - c. Remove lighting fixtures in preparation for new.
1. Renovation Scope:
 - a. Pressure wash and clean the ceiling, posts, beams, and soffit of the pavilion in preparation for stain. Repairing and caulking damaged areas as needed.
 - b. Replacing fascia board and rebuild in preparation for placement of seamless gutter.
 - c. Repair and replace drip edging.
 - d. Repainting or staining the ceiling, posts, beams, fascia, and soffit of the pavilion using noted products.
 - e. Installation of commercial 6" (minimum) continuous seamless gutters around the pavilion. All downspout chains must direct water to the existing drainage systems and should not daylight onto pedestrian walkways.
 - f. Repairing cracks in the floor of the pavilion by cutting out and grouting with an approved epoxy-based product and repolishing the entire pavilion floor per spec.
 - g. Installation of two Caged Ceiling Fan from Kichler POLA COLLECTION 18" Pola Wall Fan Color: Satin Natural Bronze,
 - h. Replace six pavilion lights with new LED high bay lights using noted products.
 - i. Install new photocell light control for pavilion lights.

*Noted products may be replaced with products of an equal or greater quality, at no additional cost to the City, with approval from the City's project manager, via the submittal process.

WARRANTY

All tile and siding installations must come with a minimum 1 Year Guarantee to be free from defects resulting from poor installation workmanship. Warranty will cover replacement of any loose tile or grout due to improper installation for up to 1 year.

NOTES

All labor, equipment, supplies and materials must be included in the proposal, unless noted.

Prior to construction:

- a. The contractor shall verify all proposed and existing conditions including utilities (inverts, connections, materials, etc.) and dimensions within the limits of work prior to the start of construction.
- b. The contractor is responsible for all notifications and liaisons with utility companies during the process of locating, relocating, and tying into public utilities.
- c. Prior to commencing land disturbance activity, the limits of land disturbance shall be clearly and accurately demarcated with stakes, ribbons, or other appropriate means. The location and extent of all authorized land disturbance shall occur inside the approved limits.

During construction:

- a. The contractor shall be responsible for deviations from these plans. Without having prior written consent of the owner's representative may cause the work to be unacceptable.
- b. The contractor shall use materials and employ construction methods in order to comply with the drawings and specifications. Where a conflict occurs, the strictest design shall govern. The owner's review of shop drawings, product data, etc., does not relieve the contractor from complying with the contract documents. The contractor shall inform the owner in writing of any specific deviations and obtain owner's written approval of the specific deviation.
- c. It is solely the contractor's responsibility to follow all applicable safety codes and regulations during all phases of construction
- d. All construction must conform to the standards, specifications, and codes of the governing municipality.
- e. Construction shall meet all current standards set forth in the Americans with disabilities act.
- f. If the contractor damages any existing utilities during construction, he shall, at his own expense, replace or repair the utilities to original condition and quality as approved by the owner and representative of the appropriate utility company.
- g. Sufficient barricades, lights, signs, and other traffic control methods in accordance with governing ordinances may be necessary for the protection and safety of the public. Said control devices shall be per the manual of traffic control devices, M.U.T.C.D., current edition, and shall be provided and maintained throughout construction.
- h. Traffic controls and other warning devices shall be installed prior to the commencement of any work on city, county, or Tennessee department of transportation roads. They shall be maintained throughout construction and shall remain in place until the conclusion of all work.
- i. All warning devices shall be either type I barricades or drums with warning lights on every other device. They shall conform to the manual on uniform traffic control devices (muted), current edition, and metro Nashville standards for color, size, reflectivity, height, and placement.
- J. Fire department access shall be always maintained.
- k. Contractor shall shore and brace all earth, forms, concrete, steel, wood, and masonry to resist gravity, earth, wind, thermal, construction, and miscellaneous loads during construction.
- l. On-site burial of debris is prohibited.
- m. Unless otherwise noted the contractor shall submit shop drawings of all fabricated materials to the owner. Design documents shall not be reproduced as shop drawings.
- n. In case of unforeseen construction complications or discrepancies, the contractor is to immediately notify the owner's representative in writing.
- o. All required testing reports shall be available at the job site.
- p. As-built drawings of roadways, storm drains, sanitary sewer and water lines,

field approval by the owner's representative, and all applicable bonds are required prior to final acceptance by the owner.

- q. Contractor shall maintain continuous utility service to all existing buildings throughout construction unless approval for service interruption is obtained from the owner in advance.
- r. The contractor shall verify existing conditions to ensure that the new work shall fit into the existing site in the manner intended and as shown on the drawings. Should any conditions exist that are contrary to those shown on the drawings, the contractor shall notify the owner's representative prior to performing any work in the area involving differences. Notification shall be in the form of a drawing or sketch indicating field measurements and notes relating to the area.
- s. Any foreign item found during construction is the property of the owner. This includes, but is not limited to, precious metals, coins, paper currency, artifacts and antiquities.
- t. The contractor shall be responsible for any damage done to the premises or adjacent premises, or injuries to the public during the construction of the work, whether caused by himself, his subcontractors, or the carelessness of any of his employees.
- u. The contractor shall furnish, install, and maintain all necessary temporary works for the protection of the work and the public, including barricades, warning signs, lights, etc.
- v. The contractor acknowledges & agrees that the work is entirely at his risk until site is accepted, and he will be held responsible for its safety by the owner. the contractor will indemnify the owner & owner's representative from liability at the site throughout the construction process.
- w. The contractor shall give all necessary notices and obtain all permits and pay all legal fees. He shall also comply with all city, county and state building laws, ordinances or regulations relating to building sidewalks, streets, blasting, public infrastructure, stormwater regulations, etc.
- x. The contractor is to check and verify all measurements, levels, etc. before ordering materials and proceeding with the work, and is to be responsible for the same reference points and hubs during the construction of his work and shall bear the cost of replacing same.
- y. Care shall be taken to protect any utilities, trees, etc. which are to remain and not to be disturbed by the construction. the contractor shall be responsible for any damages to such property.

2. **Contractor responsibilities:**

a. **Notifications**

- 1. The contractor shall notify the owner and city inspector(s) 24 hours prior to any demolition or construction.

b. **Disposal guidelines:**

- 1. Only items specifically noted to be demolished shall be removed from the site.
- 11. All debris resulting from demolition shall be removed from the site and disposed of legally by the contractor in accordance with local, state, and federal regulations. Backfill all trenches and excavations resulting from demolition.
- 111. All demolished material becomes the property of the contractor unless otherwise noted.

c. **Utilities:**

- 1. Prior to removing or abandoning any utility the contractor shall verify that no upstream service will be terminated. the contractor shall inform the engineer in writing of any termination not shown on the plans.
- 11. All abandoned water lines, storm sewer pipe, sanitary sewer pipes, gas lines, or any

other abandoned underground utility shall be abandoned in place unless noted otherwise.

111. Demolition information:

iv. Product criteria:

1. Unless otherwise noted cement shall be type I or III conforming to ASTM c150. Aggregates shall be normal weight conforming to ASTM c33.
2. Concrete shall conform to ACI building code (318-89). Unless noted concrete shall be normal weight and have a 28-day compressive strength of 3,500 P.S.I.
3. Slump shall be 3" to 5" for regular mix. Larger slump shall be permitted with water reducing admixtures and written consent of the engineer.
4. The relationship between maximum aggregate size to minimum amount of cement in concrete pavement (lb. per C.Y. or mix) shall be as follows: 1" - 520, 3/4" - 540, 1/2" - 590, 3/8" - 610.

v. Curing criteria:

1. Concrete curing shall comply with ACI 308. Curing process shall start immediately following initial set. Curing shall be by curing compound.
2. Concrete exposed to the weather shall be air-entrained in accordance with ACI 318-89 table 4.1.1. Normal weight concrete slabs shall have air content in accordance with ACI 302.1r-89 table 5.2.7a.
3. Hot weather concreting shall comply with ACI 305. No concrete above 90 degrees Fahrenheit shall be poured. Lower concrete temperature by cooling water and aggregate. Forms, steel, and subgrade shall be sprinkled with cold water. After finishing concrete use light fog spray until curing compound is used.
4. Cold weather concreting shall comply with ACI 306. Special material procedures shall be provided during placing and curing of concrete below 40 degrees Fahrenheit.
5. Curing, hot, and cold weather concreting procedures are only given as a guide. It is the contractor's responsibility to prevent concrete damage and cracks. Damaged or cracked concrete will not be accepted.

vi. Information and requirements.

1. Signing and striping:

- a. All pavement markings shall conform to current MUTCD standards. All pavement markings on private property shall be paint, unless noted otherwise. All pavement markings on public right-of-way shall be thermoplastic, unless noted otherwise.

2. Comprehensive:

- a. The escape of sediment from the site shall be prevented by the installation of erosion and sediment control measures and practices prior to or concurrent with land-disturbing activities.
- b. Provisions to prevent erosion of soil from the site shall be at a minimum in conformance with the requirements of the Tennessee erosion and sediment control handbooks. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source.
- c. Failure to install, operate, or maintain all erosion control measures will result in all construction being stopped on the job site until such measures are corrected back to the standards specified in the Tennessee erosion and sediment control handbooks, current edition.
- d. Erosion control measures will be always maintained. If full implementation of the approved plan does not provide for effective erosion control, additional erosion and sediment control measures

shall be implemented to control or treat the sediment source.

- e. Erosion control devices shall be installed prior to land disturbance. The location of some of the erosion control devices may have to be altered from that shown on the approved plans if drainage patterns during construction are different from the final proposed drainage patterns. It is the contractor's responsibility to accomplish erosion control for all drainage patterns created at various stages during construction. Any difficulty in controlling erosion during any phase of construction shall be reported to the engineer immediately.
- f. The construction of the site will commence with the installation of erosion control measures sufficient to control sediment deposits and erosion. All sediment control will be maintained until all upstream ground within the construction area has been completely stabilized with permanent vegetation and all roads/driveways have been paved.

3. ADA compliance:

- a. All accessible routes, general site and building elements, ramps, curb ramps, striping, and pavement markings shall conform to ADA standards for accessible design, latest edition.
- b. Before placing pavement, contractor shall verify that suitable accessible pedestrian routes (per ADA and FHA) exist to and from every door and along sidewalks, accessible parking spaces, access aisles, and accessible routes. In no case shall an accessible ramp slope exceed 1 vertical to 12 horizontals. In no case shall sidewalk cross slope exceed 2.0 percent. In no case shall longitudinal sidewalk slope exceed 5.0 percent. Accessible parking spaces and access aisles shall not exceed 2.0 percent slope in any direction.
- c. Contractor shall take field slope measurements on finished subgrade and form boards prior to placing pavement to verify that ADA slope requirements are provided. Contractor shall contact engineer prior to paving if any excessive slopes are encountered. No contractor change orders will be accepted for ADA slope compliance issues.

HERBERT HOLT PAVILION RENOVATION MATERIAL SHEET

Caged Fans

Caged Ceiling Fan from
Kichler POLA COLLECTION
18" Pola Wall Fan
Color: Satin Natural Bronze,
339218SNB

Concrete Floor Polish

Ameripolish®
ColorJuice E
Color: GRAY

Lights

UFO LED HIGH BAY LIGHT
- CES-HB1
150W
Input Voltage: AC200-480V

Stain

TBD

Provide sample to City of
Gatlinburg Parks and
Recreation Director

Downspout chains

Alloy Steel, 9/32" in Trade
Size
Black Oxide

HERBERT HOLT RESTROOM RENOVATION MATERIALS

Tile

Floor: Liatile - Grey Weathered
Rock
Wall Tile: Nemo Tile - Hawthorn
Worn White

Changing Station

Bobrick - Stainless Steel

Hand Dryer

World Dryer VERDEdri v2
(Q-973) High Speed ADA
Hand Dryer, HEPA,
Brushed Stainless

Partitions

WMS Trimble - Stainless Steel
diamond pattern

Toilet

Zurn w/ Pro Flo
accessories

Soap Dispenser

Supplied by Recreation
Department

Urinal

Zurn Omni-Flow

Outdoor Fan

N/A

Sanitary Waste

Receptacle

Vandal Stop Products

Lavatory

Bradley GLX 2-station
Color: Avalanche

Mirror

Brey-Krause (T-1018-36-
SS)
T-Series Universal
Mirror, 18" W x 36" T,
Stainless Steel, Mitered
Frame

Lighting

LED recessed lights to be
approved by city

Faucets

Delta Faucet
Teck® 0.5 gpm 4 in. Centerset
Two Handle Deck Mount
Metering Bathroom Sink Faucet
in Polished Chrome

ADA Drinking Fountain And Bottle Filler

Elkay LK4408BFEVG Wall
Mount Outdoor Bottle
Filler w/Drinking
Fountain (Evergreen)

Toilet Paper Dispenser

Vandal Stop Products

Trash Can

Vandal Stop Products

EACH BIDDER SHALL SUBMIT THIS STATEMENT OF COMPLIANCE WITH THEIR BID.

For Title VI and IX compliance, we ask for voluntary disclosure of the following information:

Gender: Male

 Female

Race: Caucasian

 African American

 Other (please specify)_____

BIDDER'S LIST

(Any qualified vendor may submit a bid)

Kyle Horner, P.E.
Horner Building Company, LLC
www.hornerbuildirnr.com
2540 Sand Pike Blvd, Suite #3
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