



## **INVITATION TO BIDDERS**

The City of Gatlinburg is accepting sealed bids on the painting for the McMahan Parking Garage. The specifications are located within the bid packet, but we will consider other brands/models that meet required specifications. The City reserves the right to extend this agreement for one (1) additional year.

Bids will be received at City Hall until **2:30 p.m., November 8, 2018** at which time they will be publicly opened and read aloud. No bid may be withdrawn for thirty (30) days.

Bid shall be sealed in an envelope with the bidder's name, address, the bid opening time and date and the quotation "McMahan Parking Garage Painting" stated plainly on the outside.

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 Fax 865-436-6464 or [deleap@gatlinburgtn.gov](mailto:deleap@gatlinburgtn.gov).

**Questions about the specifications need to be directed to Gary Cole, Parking Department at 865-436-4991.**

Bid specifications will also be available on the City of Gatlinburg website at [www.gatlinburgtn.gov](http://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 City reserves the right to qualify bidders, to waive any informalities, to reject any and/or all bids, and to accept the bid deemed most favorable and in the best interest of the City.

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.

## 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.

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.

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

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 of the necessary insurances and licenses required to perform this type and size of project.

# **BID SPECIFICATIONS**

## **DOORS/Indoor Railings/Door Frames/Elevator doors and any covered metal to be painted**

The City of Gatlinburg is accepting bid proposals for the complete repainting of the McMahan Parking Garage located at 520 Parkway, Gatlinburg Tn. This request includes all labor and materials to clean, prepare and repaint all currently painted surfaces of the interior and exterior. The specifications for this project are available at Gatlinburg City Hall Finance Department, the Gatlinburg Parking Office, and for download here on this site. Please direct any questions related to these specifications to Gary Cole, Parking Manager at (865) 436-4991. Inspection of the property can be done with 24 hours prior notice.

SECTION 09 96 00  
HIGH PERFORMANCE COATINGS  
Gatlinburg Parking Garage  
Miscellaneous Metal

### **PART 1 GENERAL**

#### **1.1 SECTION INCLUDES**

- A. Exterior high performance paints and coatings systems including surface preparation.

#### **1.2 RELATED SECTIONS**

- A. Section 03 30 00 - Cast-in-Place Concrete.
- B. Section 04 20 00 - Unit Masonry.
- C. Section 05 12 13 - Architecturally-Exposed Structural Steel Framing.
- D. Section 05 50 00 - Metal Fabrications.
- E. Section 08 11 13.13 - Standard Hollow Metal Doors and Frames.

#### **1.3 REFERENCES**

- A. Steel Structures Painting Council (SSPC):
  - 1. SSPC-SP 1 - Solvent Cleaning.
  - 2. SSPC-SP 2 - Hand Tool Cleaning.
  - 3. SSPC-SP 3 - Power Tool Cleaning.
- B. Safety Data Sheets: Per manufacturer's SDS for specific VOCs (calculated per 40 CFR 59.406). VOCs may vary by base and sheen.
- C. South Coast Air Quality Management District (SCAQMD): Rule 1113 - Architectural Coatings.

#### **1.4 SUBMITTALS**

- A. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- B. Product Data: For each paint system indicated, including.
  - 1. Product characteristics.
  - 2. Surface preparation instructions and recommendations.
  - 3. Primer requirements and finish specification.

4. Storage and handling requirements and recommendations.
  5. Application methods.
  6. Cautions for storage, handling and installation.
- C. Selection Samples: Submit a complete set of color chips that represent the full range of manufacturer's products, colors and sheens available.
  - D. Verification Samples: For each finish product specified, submit samples that represent actual product, color, and sheen.
  - E. Only submit complying products based on project requirements (i.e. LEED). One must also comply with the regulations regarding VOCs (CARB, OTC, SCAQMD, LADCO). To ensure compliance with district regulations and other rules, businesses that perform coating activities should contact the local district in each area where the coating will be used.

## 1.5 QUALITY ASSURANCE

- A. Installer Qualifications: A firm or individual experienced in applying paints and coatings similar in material, design, and extent to those indicated for this Project, whose work has resulted in applications with a record of successful in-service performance.
- B. Paint exposed surfaces. If a color of finish, or a surface is not specifically mentioned, Architect or Owner will select from standard products, colors and sheens available.
- C. Do not paint prefinished items, concealed surfaces, finished metal surfaces, operating parts, and labels unless indicated.
- D. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
  1. Finish surfaces for verification of products, colors and sheens.
  2. Finish area designated by Architect or Owner.
  3. Provide samples that designate primer and finish coats.
  4. Do not proceed with remaining work until the Architect approves the mock-up.

## 1.6 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver manufacturer's unopened containers to the work site. Packaging shall bear the manufacturer's name, label, and the following list of information.
  1. Product name, and type (description).
  2. Application and use instructions.
  3. Surface preparation.
  4. VOC content.
  5. Environmental handling.
  6. Batch date.
  7. Color number.
- B. Storage: Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.
- C. Store materials in an area that is within the acceptable temperature range, per manufacturer's instructions. Protect from freezing.
- D. Handling: Maintain a clean, dry storage area, to prevent contamination or damage to the coatings.

## 1.7 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

## 1.8 EXTRA MATERIALS

- A. Furnish extra paint materials from the same production run as the materials applied and in the quantities described below. Package with protective covering for storage and identify with labels describing contents. Deliver extra materials to Owner.
- B. Furnish Owner with an additional one percent of each material and color, but not less than 1 gal (3.8 l) or 1 case, as appropriate.

## 1.9 WARRANTY

- A. The technical data and suggestions of use are correct to the best of our knowledge, and offered in good faith. The statements of this specification do not constitute a warranty, expressed, or implied, as to the performance of these products. As conditions and use of our materials are beyond our control, we can guarantee these products only to conform to our standards of quality, and our liability, if any, will be limited to replacement of defective materials. All technical information is subject to change without notice.
- B. Special written project warranties may be issued on a request basis at the discretion of the Rust-Oleum Corporation Technical and Legal Departments and would not be contained within this specification document.

## PART 2 PRODUCTS

### 2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Rust-Oleum®, which is located at: 11 Hawthorn Pkwy.; Vernon Hills, IL 60061; Toll Free Tel: 800-323-3584; Tel: 847-367-7700; Fax: 847-816-2330; Email: [request info \(productsupport@rustoleum.com\)](mailto:requestinfo@productsupport@rustoleum.com); Web: <https://www.rustoleum.com>
- B. Specification and product questions should be directed to John Crawford at [jcrawford@rustoleum.com](mailto:jcrawford@rustoleum.com).
- C. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.

### 2.2 APPLICATIONS/SCOPE

- A. Exterior High Performance Paints and Coatings:
  - 1. Metal: Miscellaneous iron, ornamental iron, ferrous metal.

### 2.3 PAINT MATERIALS - GENERAL

- A. Paints and Coatings.
  - 1. Unless otherwise indicated, provide factory-mixed coatings. When required, mix coatings to correct consistency in accordance with manufacturer's instructions before application. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions.
  - 2. For opaque finishes, tint each coat including primer coat and intermediate coats, one-half shade lighter than succeeding coat, with final finish coat as base color. Or follow manufactures product instructions for optimal color conformance.
- B. Primers: Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.
- C. Coating Application Accessories: Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required, per manufacturer's specifications.
- D. Color: Refer to Finish Schedule for paint colors, and as selected.

### 2.4 EXTERIOR HIGH PERFORMANCE PAINT AND COATING SYSTEMS

- A. METAL: Misc. Iron, Ornamental Iron, Structural Iron and Steel, Ferrous Metal.
  - 1. Epoxy/Urethane Systems (Solvent Based):
    - a. Gloss Finish:
      - 1) 1st Coat: R-O 9100 Series Epoxy Mastic.
      - 2) 2nd Coat: R-O 9100 Series Epoxy Mastic (5-8 mils dry per coat)
      - 3) 3rd Coat: R-O 9800 Series DTM Urethane (1-3 mils dry)
- B. Metal: Railing segments below concrete surface.
  - 1. Krud Kutter Must for Rust
  - 2. Then seal area where concrete and Steel touch with urethane chalk.

## PART 3 EXECUTION

### 3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared; notify Architect of unsatisfactory conditions before proceeding. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- B. Proceed with work only after conditions have been corrected and approved by all parties, otherwise application of coatings will be considered as an acceptance of surface conditions.
- C. Previously Painted Surfaces: Verify that existing painted surfaces do not contain lead based paints, notify Architect immediately if lead based paints are encountered.

### 3.2 SURFACE PREPARATION

- A. Steel:
  - 1. Solvent Cleaning, SSPC-SP1: Solvent cleaning is a method for removing all visible oil, grease, soil, drawing and cutting compounds, and other soluble contaminants. Solvent cleaning does not remove rust or mill scale. Change rags and cleaning solution frequently so that deposits of oil and grease are not spread over additional areas in the cleaning process. Be sure to allow adequate ventilation.
  - 2. Hand Tool Cleaning, SSPC-SP2: Hand Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Before hand tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1.
  - 3. Power Tool Cleaning, SSPC-SP3: Power Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Before power tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1..

### 3.3 INSTALLATION

- A. Apply all coatings and materials with the manufacturer's specifications in mind. Mix and thin coatings according to manufacturer's recommendations.
- B. Apply coatings using methods recommended by manufacturer.
- C. Uniformly apply coatings without runs, drips, or sags, without brush marks, and with consistent sheen.
- D. Apply coatings at spreading rate required to achieve the manufacturers recommended dry film thickness.
- E. Regardless of number of coats specified, apply as many coats as necessary for complete hide, and uniform appearance.
- F. Inspection: The coated surface must be inspected and approved by the Architect just prior to the application of each coat.

### 3.4 PROTECTION

- A. Protect finished coatings from damage until completion of project.
- B. Touch-up damaged coatings after substantial completion, following manufacturer's recommendation for touch up or repair of damaged coatings. Repair any defects that will hinder the performance of the coatings.

END OF SECTION

## **Wall Surfaces**

All painted walls (interior and exterior) to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint, or its determined equivalent or better. (See attached paint specification sheet)

## **Wall Mounted Railings**

Steel railings mounted on concrete walls to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint or its determined equivalent or better. (See attached paint specification sheet).

All caulking at the base of the posts where they enter concrete walls are to be scraped clean, rust removed, and re-caulked with a urethane type sealing caulk prior to painting.

## **Walk Through Doors**

Steel doors and frames throughout the buildings stairways and machine/electrical rooms are to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint or its determined equivalent. (See attached specification sheets)

## **Stairway Railing**

Interior steel stairway railings are to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint, or its determined equivalent or better. (See attached paint specification sheet)

## **Parking Attendant Booths**

Attendant booth structures are to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint, or its determined equivalent or better. (See attached paint specification sheet)

## **Elevator Exterior Doors**

Elevator exterior doors to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint, or its determined equivalent or better. (See attached paint specification sheet)

## **Colors**

All paint colors will be the one originally used in construction, any deviations must be pre-approved by the City. Original colors are attached to this proposal.

## **Application Process / Cleaning of Surfaces**

All paints/primers are to be applied according to, and as specified by, the manufacturer of the product used, so as to give the maximum protection to the repainted surfaces, and to allow the best possible cosmetic results. Application guidelines and pre-cleaning specifications, for some of the paints that meet project specifications, are included in this bid package for your use or for comparison.

## **Rust Removal on Exposed Steel Surfaces**

There are areas where rust has formed on railings that are exposed to harsh weather. Rust appears mainly at the base of the rail where it is inserted into the concrete wall. This rust causes a stain to appear on the



painted area of the vertical walls beneath it to eliminate/mitigate this rust formation, treatment with a removal product called Krud-Kutter, (or determined equivalent) is required. The application of the rust removal agent is to be as specified by the manufacturer of the product. Re-caulking of these rails is to be performed using a premium urethane caulk.

### **Miscellaneous Traffic Control and Customer protection**

Traffic control will be the responsibility of the successful bidder, and shall not interfere with the normal operations of the facility as much as possible. Blocking off certain areas until work is completed is acceptable, so long as normal traffic can be re-routed safely, and customer vehicles and property are protected from over-spray, drips, or other paint related damage. This includes any pressure washing, chemical use, equipment storage, or falling paint/debris, or any loss caused by any activity under the performance of this project.

### **Begin work:**

The City wishes to begin this project within 15 days of awarding the project to the successful bidder, with completion by 30 days of the start date, weather permitting.

All work performed by the successful bidder will be done in accordance with all State and Local law or regulation. Also, workplace/customer safety issues will be followed as recommended by OSHA/TOSHA standards including but not limited to the proper ventilation of the work area, if required.

### **NOTE:**

**For clarification, where two coats are specified for steel surfaces, this means one coat of base, and one coat of topping. All other surfaces are two coats of the same product.**

**The metal roof over the stairways and elevators is not included in this project. The color chart with the factory color is included for a reference only.**

COLOR RECORDS FOR:  
PARKWAY PARKING GARAGE  
GATLINBURG, TENNESSEE

December 15, 1999  
Page #1

SRA Architects, Inc.

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Metal Roof	Slate Gray 56-20 by "Englert"
Exterior Insulation and Finish System	White Linen #6050 by "STO"
Textured Coating on Pre-Cast Concrete	Special Ivory 96-T (LRU-57) by "Sonneborn"
Doors & doorframes	Paint to match roof color "Slate Gray"
Handrails	Paint to match Metal Roof

Window Frames

White

Block in Stairway

"Dusty Trail" 414-4 by  
Pittsburgh Paints

#### PARKING BOOTH

Roof

"Seaweed" 1054 by DuPont  
High Performance Coatings

Windows, Trim, Soffit

"Cirrus White" SW4012 by  
Sherwin Williams, System  
4000 Colors.

Lower Wall Panels

"Tannery" SW4003 by  
Sherwin Williams, System  
4000 Colors.

Delea Patterson, AP/Purchasing  
City of Gatlinburg  
1230 Parkway East  
P.O. Box 5  
Gatlinburg, TN 37738

**RE: Painting of Parking Garage.**

The specifications for the above-mentioned items have been reviewed and the following is offered for painting (total to include all necessary hardware and labor) for the Gatlinburg Parking Department McMahan Parking Garage per the specifications:

\$ \_\_\_\_\_  
**Painting of Parking Garage**

Estimated Days for delivery after bid awarded \_\_\_\_\_.

If offering Equivalent models, please note in Deviations section below.

All bids are to include delivery to a specified location in Gatlinburg.

Any deviations from these specifications are listed below (use back if necessary).

DEVIATIONS YES\_\_\_\_ NO\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Bidder Contact Information:

Signed/

Date

Name (Print)

Telephone

Company Name

Fax Number

Address

Email

City

State

Zip

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 (specify)



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SECTION 09 96 00  
HIGH PERFORMANCE COATINGS  
Gatlinburg Parking Garage  
Miscellaneous Metal

### **PART 1 GENERAL**

#### **1.1 SECTION INCLUDES**

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#### **1.2 RELATED SECTIONS**

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## 1.9 WARRANTY

- A. The technical data and suggestions of use are correct to the best of our knowledge, and offered in good faith. The statements of this specification do not constitute a warranty, expressed, or implied, as to the performance of these products. As conditions and use of our materials are beyond our control, we can guarantee these products only to conform to our standards of quality, and our liability, if any, will be limited to replacement of defective materials. All technical information is subject to change without notice.
- B. Special written project warranties may be issued on a request basis at the discretion of the Rust-Oleum Corporation Technical and Legal Departments and would not be contained within this specification document.

## PART 2 PRODUCTS

### 2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Rust-Oleum®, which is located at: 11 Hawthorn Pkwy.; Vernon Hills, IL 60061; Toll Free Tel: 800-323-3584; Tel: 847-367-7700; Fax: 847-816-2330; Email: [request info \(productsupport@rustoleum.com\)](mailto:requestinfo@productsupport@rustoleum.com); Web: <https://www.rustoleum.com>
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### 2.2 APPLICATIONS/SCOPE

- A. Exterior High Performance Paints and Coatings:
  - 1. Metal: Miscellaneous iron, ornamental iron, ferrous metal.

### 2.3 PAINT MATERIALS - GENERAL

- A. Paints and Coatings.
  - 1. Unless otherwise indicated, provide factory-mixed coatings. When required, mix coatings to correct consistency in accordance with manufacturer's instructions before application. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions.
  - 2. For opaque finishes, tint each coat including primer coat and intermediate coats, one-half shade lighter than succeeding coat, with final finish coat as base color. Or follow manufactures product instructions for optimal color conformance.
- B. Primers: Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.
- C. Coating Application Accessories: Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required, per manufacturer's specifications.
- D. Color: Refer to Finish Schedule for paint colors, and as selected.

### 2.4 EXTERIOR HIGH PERFORMANCE PAINT AND COATING SYSTEMS

- A. METAL: Misc. Iron, Ornamental Iron, Structural Iron and Steel, Ferrous Metal.
  - 1. Epoxy/Urethane Systems (Solvent Based):
    - a. Gloss Finish:
      - 1) 1st Coat: R-O 9100 Series Epoxy Mastic.
      - 2) 2nd Coat: R-O 9100 Series Epoxy Mastic (5-8 mils dry per coat)
      - 3) 3rd Coat: R-O 9800 Series DTM Urethane (1-3 mils dry)
- B. Metal: Railing segments below concrete surface.
  - 1. Krud Kutter Must for Rust
  - 2. Then seal area where concrete and Steel touch with urethane chalk.

## PART 3 EXECUTION

### 3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared; notify Architect of unsatisfactory conditions before proceeding. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- B. Proceed with work only after conditions have been corrected and approved by all parties, otherwise application of coatings will be considered as an acceptance of surface conditions.
- C. Previously Painted Surfaces: Verify that existing painted surfaces do not contain lead based paints, notify Architect immediately if lead based paints are encountered.

### 3.2 SURFACE PREPARATION

- A. Steel:
  - 1. Solvent Cleaning, SSPC-SP1: Solvent cleaning is a method for removing all visible oil, grease, soil, drawing and cutting compounds, and other soluble contaminants. Solvent cleaning does not remove rust or mill scale. Change rags and cleaning solution frequently so that deposits of oil and grease are not spread over additional areas in the cleaning process. Be sure to allow adequate ventilation.
  - 2. Hand Tool Cleaning, SSPC-SP2: Hand Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Before hand tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1.
  - 3. Power Tool Cleaning, SSPC-SP3: Power Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Before power tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1..

### 3.3 INSTALLATION

- A. Apply all coatings and materials with the manufacturer's specifications in mind. Mix and thin coatings according to manufacturer's recommendations.
- B. Apply coatings using methods recommended by manufacturer.
- C. Uniformly apply coatings without runs, drips, or sags, without brush marks, and with consistent sheen.
- D. Apply coatings at spreading rate required to achieve the manufacturers recommended dry film thickness.
- E. Regardless of number of coats specified, apply as many coats as necessary for complete hide, and uniform appearance.
- F. Inspection: The coated surface must be inspected and approved by the Architect just prior to the application of each coat.

### 3.4 PROTECTION

- A. Protect finished coatings from damage until completion of project.
- B. Touch-up damaged coatings after substantial completion, following manufacturer's recommendation for touch up or repair of damaged coatings. Repair any defects that will hinder the performance of the coatings.

END OF SECTION

## **Wall Surfaces**

All painted walls (interior and exterior) to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint, or its determined equivalent or better. (See attached paint specification sheet)

## **Wall Mounted Railings**

Steel railings mounted on concrete walls to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint or its determined equivalent or better. (See attached paint specification sheet).

All caulking at the base of the posts where they enter concrete walls are to be scraped clean, rust removed, and re-caulked with a urethane type sealing caulk prior to painting.

## **Walk Through Doors**

Steel doors and frames throughout the buildings stairways and machine/electrical rooms are to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint or its determined equivalent. (See attached specification sheets)

## **Stairway Railing**

Interior steel stairway railings are to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint, or its determined equivalent or better. (See attached paint specification sheet)

## **Parking Attendant Booths**

Attendant booth structures are to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint, or its determined equivalent or better. (See attached paint specification sheet)

## **Elevator Exterior Doors**

Elevator exterior doors to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint, or its determined equivalent or better. (See attached paint specification sheet)

## **Colors**

All paint colors will be the one originally used in construction, any deviations must be pre-approved by the City. Original colors are attached to this proposal.

## **Application Process / Cleaning of Surfaces**

All paints/primers are to be applied according to, and as specified by, the manufacturer of the product used, so as to give the maximum protection to the repainted surfaces, and to allow the best possible cosmetic results. Application guidelines and pre-cleaning specifications, for some of the paints that meet project specifications, are included in this bid package for your use or for comparison.

## **Rust Removal on Exposed Steel Surfaces**

There are areas where rust has formed on railings that are exposed to harsh weather. Rust appears mainly at the base of the rail where it is inserted into the concrete wall. This rust causes a stain to appear on the

painted area of the vertical walls beneath it to eliminate/mitigate this rust formation, treatment with a removal product called Krud-Kutter, (or determined equivalent) is required. The application of the rust removal agent is to be as specified by the manufacturer of the product. Re-caulking of these rails is to be performed using a premium urethane caulk.

### **Miscellaneous Traffic Control and Customer protection**

Traffic control will be the responsibility of the successful bidder, and shall not interfere with the normal operations of the facility as much as possible. Blocking off certain areas until work is completed is acceptable, so long as normal traffic can be re-routed safely, and customer vehicles and property are protected from over-spray, drips, or other paint related damage. This includes any pressure washing, chemical use, equipment storage, or falling paint/debris, or any loss caused by any activity under the performance of this project.

### **Begin work:**

The City wishes to begin this project within 15 days of awarding the project to the successful bidder, with completion by 30 days of the start date, weather permitting.

All work performed by the successful bidder will be done in accordance with all State and Local law or regulation. Also, workplace/customer safety issues will be followed as recommended by OSHA/TOSHA standards including but not limited to the proper ventilation of the work area, if required.

### **NOTE:**

**For clarification, where two coats are specified for steel surfaces, this means one coat of base, and one coat of topping. All other surfaces are two coats of the same product.**

**The metal roof over the stairways and elevators is not included in this project. The color chart with the factory color is included for a reference only.**

COLOR RECORDS FOR:  
PARKWAY PARKING GARAGE  
GATLINBURG, TENNESSEE

December 15, 1999  
Page #1

SRA Architects, Inc.

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Metal Roof	Slate Gray 56-20 by "Englert"
Exterior Insulation and Finish System	White Linen #6050 by "STO"
Textured Coating on Pre-Cast Concrete	Special Ivory 96-T (LRU-57) by "Sonneborn"
Doors & doorframes	Paint to match roof color "Slate Gray"
Handrails	Paint to match Metal Roof

Window Frames

White

Block in Stairway

"Dusty Trail" 414-4 by  
Pittsburgh Paints

#### PARKING BOOTH

Roof

"Seaweed" 1054 by DuPont  
High Performance Coatings

Windows, Trim, Soffit

"Cirrus White" SW4012 by  
Sherwin Williams, System  
4000 Colors.

Lower Wall Panels

"Tannery" SW4003 by  
Sherwin Williams, System  
4000 Colors.

Delea Patterson, AP/Purchasing  
City of Gatlinburg  
1230 Parkway East  
P.O. Box 5  
Gatlinburg, TN 37738

**RE: Painting of Parking Garage.**

The specifications for the above-mentioned items have been reviewed and the following is offered for painting (total to include all necessary hardware and labor) for the Gatlinburg Parking Department McMahan Parking Garage per the specifications:

\$ \_\_\_\_\_  
**Painting of Parking Garage**

Estimated Days for delivery after bid awarded \_\_\_\_\_.

If offering Equivalent models, please note in Deviations section below.

All bids are to include delivery to a specified location in Gatlinburg.

Any deviations from these specifications are listed below (use back if necessary).

DEVIATIONS YES\_\_\_\_ NO\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Bidder Contact Information:

Signed/

Date

Name (Print)

Telephone

Company Name

Fax Number

Address

Email

City

State

Zip

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 (specify)





## **INVITATION TO BIDDERS**

The City of Gatlinburg is accepting sealed bids on the painting for the McMahan Parking Garage. The specifications are located within the bid packet, but we will consider other brands/models that meet required specifications. The City reserves the right to extend this agreement for one (1) additional year.

Bids will be received at City Hall until **2:30 p.m., November 8, 2018** at which time they will be publicly opened and read aloud. No bid may be withdrawn for thirty (30) days.

Bid shall be sealed in an envelope with the bidder's name, address, the bid opening time and date and the quotation "McMahan Parking Garage Painting" stated plainly on the outside.

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 Fax 865-436-6464 or [deleap@gatlinburgtn.gov](mailto:deleap@gatlinburgtn.gov).

**Questions about the specifications need to be directed to Gary Cole, Parking Department at 865-436-4991.**

Bid specifications will also be available on the City of Gatlinburg website at [www.gatlinburgtn.gov](http://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 City reserves the right to qualify bidders, to waive any informalities, to reject any and/or all bids, and to accept the bid deemed most favorable and in the best interest of the City.

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.

## 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.

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.

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

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 of the necessary insurances and licenses required to perform this type and size of project.

# **BID SPECIFICATIONS**

## **DOORS/Indoor Railings/Door Frames/Elevator doors and any covered metal to be painted**

The City of Gatlinburg is accepting bid proposals for the complete repainting of the McMahan Parking Garage located at 520 Parkway, Gatlinburg Tn. This request includes all labor and materials to clean, prepare and repaint all currently painted surfaces of the interior and exterior. The specifications for this project are available at Gatlinburg City Hall Finance Department, the Gatlinburg Parking Office, and for download here on this site. Please direct any questions related to these specifications to Gary Cole, Parking Manager at (865) 436-4991. Inspection of the property can be done with 24 hours prior notice.

SECTION 09 96 00  
HIGH PERFORMANCE COATINGS  
Gatlinburg Parking Garage  
Miscellaneous Metal

### **PART 1 GENERAL**

#### **1.1 SECTION INCLUDES**

- A. Exterior high performance paints and coatings systems including surface preparation.

#### **1.2 RELATED SECTIONS**

- A. Section 03 30 00 - Cast-in-Place Concrete.
- B. Section 04 20 00 - Unit Masonry.
- C. Section 05 12 13 - Architecturally-Exposed Structural Steel Framing.
- D. Section 05 50 00 - Metal Fabrications.
- E. Section 08 11 13.13 - Standard Hollow Metal Doors and Frames.

#### **1.3 REFERENCES**

- A. Steel Structures Painting Council (SSPC):
  - 1. SSPC-SP 1 - Solvent Cleaning.
  - 2. SSPC-SP 2 - Hand Tool Cleaning.
  - 3. SSPC-SP 3 - Power Tool Cleaning.
- B. Safety Data Sheets: Per manufacturer's SDS for specific VOCs (calculated per 40 CFR 59.406). VOCs may vary by base and sheen.
- C. South Coast Air Quality Management District (SCAQMD): Rule 1113 - Architectural Coatings.

#### **1.4 SUBMITTALS**

- A. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- B. Product Data: For each paint system indicated, including.
  - 1. Product characteristics.
  - 2. Surface preparation instructions and recommendations.
  - 3. Primer requirements and finish specification.

4. Storage and handling requirements and recommendations.
  5. Application methods.
  6. Cautions for storage, handling and installation.
- C. Selection Samples: Submit a complete set of color chips that represent the full range of manufacturer's products, colors and sheens available.
  - D. Verification Samples: For each finish product specified, submit samples that represent actual product, color, and sheen.
  - E. Only submit complying products based on project requirements (i.e. LEED). One must also comply with the regulations regarding VOCs (CARB, OTC, SCAQMD, LADCO). To ensure compliance with district regulations and other rules, businesses that perform coating activities should contact the local district in each area where the coating will be used.

## 1.5 QUALITY ASSURANCE

- A. Installer Qualifications: A firm or individual experienced in applying paints and coatings similar in material, design, and extent to those indicated for this Project, whose work has resulted in applications with a record of successful in-service performance.
- B. Paint exposed surfaces. If a color of finish, or a surface is not specifically mentioned, Architect or Owner will select from standard products, colors and sheens available.
- C. Do not paint prefinished items, concealed surfaces, finished metal surfaces, operating parts, and labels unless indicated.
- D. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
  1. Finish surfaces for verification of products, colors and sheens.
  2. Finish area designated by Architect or Owner.
  3. Provide samples that designate primer and finish coats.
  4. Do not proceed with remaining work until the Architect approves the mock-up.

## 1.6 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver manufacturer's unopened containers to the work site. Packaging shall bear the manufacturer's name, label, and the following list of information.
  1. Product name, and type (description).
  2. Application and use instructions.
  3. Surface preparation.
  4. VOC content.
  5. Environmental handling.
  6. Batch date.
  7. Color number.
- B. Storage: Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.
- C. Store materials in an area that is within the acceptable temperature range, per manufacturer's instructions. Protect from freezing.
- D. Handling: Maintain a clean, dry storage area, to prevent contamination or damage to the coatings.

## 1.7 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

## 1.8 EXTRA MATERIALS

- A. Furnish extra paint materials from the same production run as the materials applied and in the quantities described below. Package with protective covering for storage and identify with labels describing contents. Deliver extra materials to Owner.
- B. Furnish Owner with an additional one percent of each material and color, but not less than 1 gal (3.8 l) or 1 case, as appropriate.

## 1.9 WARRANTY

- A. The technical data and suggestions of use are correct to the best of our knowledge, and offered in good faith. The statements of this specification do not constitute a warranty, expressed, or implied, as to the performance of these products. As conditions and use of our materials are beyond our control, we can guarantee these products only to conform to our standards of quality, and our liability, if any, will be limited to replacement of defective materials. All technical information is subject to change without notice.
- B. Special written project warranties may be issued on a request basis at the discretion of the Rust-Oleum Corporation Technical and Legal Departments and would not be contained within this specification document.

## PART 2 PRODUCTS

### 2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Rust-Oleum®, which is located at: 11 Hawthorn Pkwy.; Vernon Hills, IL 60061; Toll Free Tel: 800-323-3584; Tel: 847-367-7700; Fax: 847-816-2330; Email: [request info \(productsupport@rustoleum.com\)](mailto:requestinfo@productsupport@rustoleum.com); Web: <https://www.rustoleum.com>
- B. Specification and product questions should be directed to John Crawford at [jcrawford@rustoleum.com](mailto:jcrawford@rustoleum.com).
- C. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.

### 2.2 APPLICATIONS/SCOPE

- A. Exterior High Performance Paints and Coatings:
  - 1. Metal: Miscellaneous iron, ornamental iron, ferrous metal.

### 2.3 PAINT MATERIALS - GENERAL

- A. Paints and Coatings.
  - 1. Unless otherwise indicated, provide factory-mixed coatings. When required, mix coatings to correct consistency in accordance with manufacturer's instructions before application. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions.
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- B. Primers: Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.
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- D. Color: Refer to Finish Schedule for paint colors, and as selected.

### 2.4 EXTERIOR HIGH PERFORMANCE PAINT AND COATING SYSTEMS

- A. METAL: Misc. Iron, Ornamental Iron, Structural Iron and Steel, Ferrous Metal.
  - 1. Epoxy/Urethane Systems (Solvent Based):
    - a. Gloss Finish:
      - 1) 1st Coat: R-O 9100 Series Epoxy Mastic.
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  - 2. Then seal area where concrete and Steel touch with urethane chalk.

## PART 3 EXECUTION

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END OF SECTION

## **Wall Surfaces**

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painted area of the vertical walls beneath it to eliminate/mitigate this rust formation, treatment with a removal product called Krud-Kutter, (or determined equivalent) is required. The application of the rust removal agent is to be as specified by the manufacturer of the product. Re-caulking of these rails is to be performed using a premium urethane caulk.

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### **Begin work:**

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All work performed by the successful bidder will be done in accordance with all State and Local law or regulation. Also, workplace/customer safety issues will be followed as recommended by OSHA/TOSHA standards including but not limited to the proper ventilation of the work area, if required.

### **NOTE:**

**For clarification, where two coats are specified for steel surfaces, this means one coat of base, and one coat of topping. All other surfaces are two coats of the same product.**

**The metal roof over the stairways and elevators is not included in this project. The color chart with the factory color is included for a reference only.**

COLOR RECORDS FOR:  
PARKWAY PARKING GARAGE  
GATLINBURG, TENNESSEE

December 15, 1999  
Page #1

SRA Architects, Inc.

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Metal Roof	Slate Gray 56-20 by "Englert"
Exterior Insulation and Finish System	White Linen #6050 by "STO"
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Window Frames

White

Block in Stairway

"Dusty Trail" 414-4 by  
Pittsburgh Paints

#### PARKING BOOTH

Roof

"Seaweed" 1054 by DuPont  
High Performance Coatings

Windows, Trim, Soffit

"Cirrus White" SW4012 by  
Sherwin Williams, System  
4000 Colors.

Lower Wall Panels

"Tannery" SW4003 by  
Sherwin Williams, System  
4000 Colors.

Delea Patterson, AP/Purchasing  
City of Gatlinburg  
1230 Parkway East  
P.O. Box 5  
Gatlinburg, TN 37738

**RE: Painting of Parking Garage.**

The specifications for the above-mentioned items have been reviewed and the following is offered for painting (total to include all necessary hardware and labor) for the Gatlinburg Parking Department McMahan Parking Garage per the specifications:

\$ \_\_\_\_\_  
**Painting of Parking Garage**

Estimated Days for delivery after bid awarded \_\_\_\_\_.

If offering Equivalent models, please note in Deviations section below.

All bids are to include delivery to a specified location in Gatlinburg.

Any deviations from these specifications are listed below (use back if necessary).

DEVIATIONS YES\_\_\_\_ NO\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Bidder Contact Information:

Signed/

Date

Name (Print)

Telephone

Company Name

Fax Number

Address

Email

City

State

Zip

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 (specify)



## **INVITATION TO BIDDERS**

The City of Gatlinburg is accepting sealed bids on the painting for the McMahan Parking Garage. The specifications are located within the bid packet, but we will consider other brands/models that meet required specifications. The City reserves the right to extend this agreement for one (1) additional year.

Bids will be received at City Hall until **2:30 p.m., November 8, 2018** at which time they will be publicly opened and read aloud. No bid may be withdrawn for thirty (30) days.

Bid shall be sealed in an envelope with the bidder's name, address, the bid opening time and date and the quotation "McMahan Parking Garage Painting" stated plainly on the outside.

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 Fax 865-436-6464 or [deleap@gatlinburgtn.gov](mailto:deleap@gatlinburgtn.gov).

**Questions about the specifications need to be directed to Gary Cole, Parking Department at 865-436-4991.**

Bid specifications will also be available on the City of Gatlinburg website at [www.gatlinburgtn.gov](http://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 City reserves the right to qualify bidders, to waive any informalities, to reject any and/or all bids, and to accept the bid deemed most favorable and in the best interest of the City.

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.

## 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.

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.

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

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 of the necessary insurances and licenses required to perform this type and size of project.

# **BID SPECIFICATIONS**

## **DOORS/Indoor Railings/Door Frames/Elevator doors and any covered metal to be painted**

The City of Gatlinburg is accepting bid proposals for the complete repainting of the McMahan Parking Garage located at 520 Parkway, Gatlinburg Tn. This request includes all labor and materials to clean, prepare and repaint all currently painted surfaces of the interior and exterior. The specifications for this project are available at Gatlinburg City Hall Finance Department, the Gatlinburg Parking Office, and for download here on this site. Please direct any questions related to these specifications to Gary Cole, Parking Manager at (865) 436-4991. Inspection of the property can be done with 24 hours prior notice.

SECTION 09 96 00  
HIGH PERFORMANCE COATINGS  
Gatlinburg Parking Garage  
Miscellaneous Metal

### **PART 1 GENERAL**

#### **1.1 SECTION INCLUDES**

- A. Exterior high performance paints and coatings systems including surface preparation.

#### **1.2 RELATED SECTIONS**

- A. Section 03 30 00 - Cast-in-Place Concrete.
- B. Section 04 20 00 - Unit Masonry.
- C. Section 05 12 13 - Architecturally-Exposed Structural Steel Framing.
- D. Section 05 50 00 - Metal Fabrications.
- E. Section 08 11 13.13 - Standard Hollow Metal Doors and Frames.

#### **1.3 REFERENCES**

- A. Steel Structures Painting Council (SSPC):
  - 1. SSPC-SP 1 - Solvent Cleaning.
  - 2. SSPC-SP 2 - Hand Tool Cleaning.
  - 3. SSPC-SP 3 - Power Tool Cleaning.
- B. Safety Data Sheets: Per manufacturer's SDS for specific VOCs (calculated per 40 CFR 59.406). VOCs may vary by base and sheen.
- C. South Coast Air Quality Management District (SCAQMD): Rule 1113 - Architectural Coatings.

#### **1.4 SUBMITTALS**

- A. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- B. Product Data: For each paint system indicated, including.
  - 1. Product characteristics.
  - 2. Surface preparation instructions and recommendations.
  - 3. Primer requirements and finish specification.

4. Storage and handling requirements and recommendations.
  5. Application methods.
  6. Cautions for storage, handling and installation.
- C. Selection Samples: Submit a complete set of color chips that represent the full range of manufacturer's products, colors and sheens available.
  - D. Verification Samples: For each finish product specified, submit samples that represent actual product, color, and sheen.
  - E. Only submit complying products based on project requirements (i.e. LEED). One must also comply with the regulations regarding VOCs (CARB, OTC, SCAQMD, LADCO). To ensure compliance with district regulations and other rules, businesses that perform coating activities should contact the local district in each area where the coating will be used.

## 1.5 QUALITY ASSURANCE

- A. Installer Qualifications: A firm or individual experienced in applying paints and coatings similar in material, design, and extent to those indicated for this Project, whose work has resulted in applications with a record of successful in-service performance.
- B. Paint exposed surfaces. If a color of finish, or a surface is not specifically mentioned, Architect or Owner will select from standard products, colors and sheens available.
- C. Do not paint prefinished items, concealed surfaces, finished metal surfaces, operating parts, and labels unless indicated.
- D. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
  1. Finish surfaces for verification of products, colors and sheens.
  2. Finish area designated by Architect or Owner.
  3. Provide samples that designate primer and finish coats.
  4. Do not proceed with remaining work until the Architect approves the mock-up.

## 1.6 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver manufacturer's unopened containers to the work site. Packaging shall bear the manufacturer's name, label, and the following list of information.
  1. Product name, and type (description).
  2. Application and use instructions.
  3. Surface preparation.
  4. VOC content.
  5. Environmental handling.
  6. Batch date.
  7. Color number.
- B. Storage: Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.
- C. Store materials in an area that is within the acceptable temperature range, per manufacturer's instructions. Protect from freezing.
- D. Handling: Maintain a clean, dry storage area, to prevent contamination or damage to the coatings.

## 1.7 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturer for optimum results. Do not install products under environmental conditions outside manufacturer's absolute limits.

## 1.8 EXTRA MATERIALS



- A. Furnish extra paint materials from the same production run as the materials applied and in the quantities described below. Package with protective covering for storage and identify with labels describing contents. Deliver extra materials to Owner.
- B. Furnish Owner with an additional one percent of each material and color, but not less than 1 gal (3.8 l) or 1 case, as appropriate.

## 1.9 WARRANTY

- A. The technical data and suggestions of use are correct to the best of our knowledge, and offered in good faith. The statements of this specification do not constitute a warranty, expressed, or implied, as to the performance of these products. As conditions and use of our materials are beyond our control, we can guarantee these products only to conform to our standards of quality, and our liability, if any, will be limited to replacement of defective materials. All technical information is subject to change without notice.
- B. Special written project warranties may be issued on a request basis at the discretion of the Rust-Oleum Corporation Technical and Legal Departments and would not be contained within this specification document.

## PART 2 PRODUCTS

### 2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Rust-Oleum®, which is located at: 11 Hawthorn Pkwy.; Vernon Hills, IL 60061; Toll Free Tel: 800-323-3584; Tel: 847-367-7700; Fax: 847-816-2330; Email: [request info \(productsupport@rustoleum.com\)](mailto:requestinfo@productsupport@rustoleum.com); Web: <https://www.rustoleum.com>
- B. Specification and product questions should be directed to John Crawford at [jcrawford@rustoleum.com](mailto:jcrawford@rustoleum.com).
- C. Requests for substitutions will be considered in accordance with provisions of Section 01 60 00 - Product Requirements.

### 2.2 APPLICATIONS/SCOPE

- A. Exterior High Performance Paints and Coatings:
  - 1. Metal: Miscellaneous iron, ornamental iron, ferrous metal.

### 2.3 PAINT MATERIALS - GENERAL

- A. Paints and Coatings.
  - 1. Unless otherwise indicated, provide factory-mixed coatings. When required, mix coatings to correct consistency in accordance with manufacturer's instructions before application. Do not reduce, thin, or dilute coatings or add materials to coatings unless such procedure is specifically described in manufacturer's product instructions.
  - 2. For opaque finishes, tint each coat including primer coat and intermediate coats, one-half shade lighter than succeeding coat, with final finish coat as base color. Or follow manufactures product instructions for optimal color conformance.
- B. Primers: Where the manufacturer offers options on primers for a particular substrate, use primer categorized as "best" by the manufacturer.
- C. Coating Application Accessories: Provide all primers, sealers, cleaning agents, cleaning cloths, sanding materials, and clean-up materials required, per manufacturer's specifications.
- D. Color: Refer to Finish Schedule for paint colors, and as selected.

### 2.4 EXTERIOR HIGH PERFORMANCE PAINT AND COATING SYSTEMS

- A. METAL: Misc. Iron, Ornamental Iron, Structural Iron and Steel, Ferrous Metal.
  - 1. Epoxy/Urethane Systems (Solvent Based):
    - a. Gloss Finish:
      - 1) 1st Coat: R-O 9100 Series Epoxy Mastic.
      - 2) 2nd Coat: R-O 9100 Series Epoxy Mastic (5-8 mils dry per coat)
      - 3) 3rd Coat: R-O 9800 Series DTM Urethane (1-3 mils dry)
- B. Metal: Railing segments below concrete surface.
  - 1. Krud Kutter Must for Rust
  - 2. Then seal area where concrete and Steel touch with urethane chalk.

## PART 3 EXECUTION

### 3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared; notify Architect of unsatisfactory conditions before proceeding. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.
- B. Proceed with work only after conditions have been corrected and approved by all parties, otherwise application of coatings will be considered as an acceptance of surface conditions.
- C. Previously Painted Surfaces: Verify that existing painted surfaces do not contain lead based paints, notify Architect immediately if lead based paints are encountered.

### 3.2 SURFACE PREPARATION

- A. Steel:
  - 1. Solvent Cleaning, SSPC-SP1: Solvent cleaning is a method for removing all visible oil, grease, soil, drawing and cutting compounds, and other soluble contaminants. Solvent cleaning does not remove rust or mill scale. Change rags and cleaning solution frequently so that deposits of oil and grease are not spread over additional areas in the cleaning process. Be sure to allow adequate ventilation.
  - 2. Hand Tool Cleaning, SSPC-SP2: Hand Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Before hand tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1.
  - 3. Power Tool Cleaning, SSPC-SP3: Power Tool Cleaning removes all loose mill scale, loose rust, and other detrimental foreign matter. It is not intended that adherent mill scale, rust, and paint be removed by this process. Before power tool cleaning, remove visible oil, grease, soluble welding residues, and salts by the methods outlined in SSPC-SP1..

### 3.3 INSTALLATION

- A. Apply all coatings and materials with the manufacturer's specifications in mind. Mix and thin coatings according to manufacturer's recommendations.
- B. Apply coatings using methods recommended by manufacturer.
- C. Uniformly apply coatings without runs, drips, or sags, without brush marks, and with consistent sheen.
- D. Apply coatings at spreading rate required to achieve the manufacturers recommended dry film thickness.
- E. Regardless of number of coats specified, apply as many coats as necessary for complete hide, and uniform appearance.
- F. Inspection: The coated surface must be inspected and approved by the Architect just prior to the application of each coat.

### 3.4 PROTECTION

- A. Protect finished coatings from damage until completion of project.
- B. Touch-up damaged coatings after substantial completion, following manufacturer's recommendation for touch up or repair of damaged coatings. Repair any defects that will hinder the performance of the coatings.

END OF SECTION

## **Wall Surfaces**

All painted walls (interior and exterior) to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint, or its determined equivalent or better. (See attached paint specification sheet)

## **Wall Mounted Railings**

Steel railings mounted on concrete walls to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint or its determined equivalent or better. (See attached paint specification sheet).

All caulking at the base of the posts where they enter concrete walls are to be scraped clean, rust removed, and re-caulked with a urethane type sealing caulk prior to painting.

## **Walk Through Doors**

Steel doors and frames throughout the buildings stairways and machine/electrical rooms are to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint or its determined equivalent. (See attached specification sheets)

## **Stairway Railing**

Interior steel stairway railings are to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint, or its determined equivalent or better. (See attached paint specification sheet)

## **Parking Attendant Booths**

Attendant booth structures are to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint, or its determined equivalent or better. (See attached paint specification sheet)

## **Elevator Exterior Doors**

Elevator exterior doors to be cleaned and prepared to accept repainting with the specified primer if needed, and two coats of the specified paint, or its determined equivalent or better. (See attached paint specification sheet)

## **Colors**

All paint colors will be the one originally used in construction, any deviations must be pre-approved by the City. Original colors are attached to this proposal.

## **Application Process / Cleaning of Surfaces**

All paints/primers are to be applied according to, and as specified by, the manufacturer of the product used, so as to give the maximum protection to the repainted surfaces, and to allow the best possible cosmetic results. Application guidelines and pre-cleaning specifications, for some of the paints that meet project specifications, are included in this bid package for your use or for comparison.

## **Rust Removal on Exposed Steel Surfaces**

There are areas where rust has formed on railings that are exposed to harsh weather. Rust appears mainly at the base of the rail where it is inserted into the concrete wall. This rust causes a stain to appear on the

painted area of the vertical walls beneath it to eliminate/mitigate this rust formation, treatment with a removal product called Krud-Kutter, (or determined equivalent) is required. The application of the rust removal agent is to be as specified by the manufacturer of the product. Re-caulking of these rails is to be performed using a premium urethane caulk.

### **Miscellaneous Traffic Control and Customer protection**

Traffic control will be the responsibility of the successful bidder, and shall not interfere with the normal operations of the facility as much as possible. Blocking off certain areas until work is completed is acceptable, so long as normal traffic can be re-routed safely, and customer vehicles and property are protected from over-spray, drips, or other paint related damage. This includes any pressure washing, chemical use, equipment storage, or falling paint/debris, or any loss caused by any activity under the performance of this project.

### **Begin work:**

The City wishes to begin this project within 15 days of awarding the project to the successful bidder, with completion by 30 days of the start date, weather permitting.

All work performed by the successful bidder will be done in accordance with all State and Local law or regulation. Also, workplace/customer safety issues will be followed as recommended by OSHA/TOSHA standards including but not limited to the proper ventilation of the work area, if required.

### **NOTE:**

**For clarification, where two coats are specified for steel surfaces, this means one coat of base, and one coat of topping. All other surfaces are two coats of the same product.**

**The metal roof over the stairways and elevators is not included in this project. The color chart with the factory color is included for a reference only.**

COLOR RECORDS FOR:  
PARKWAY PARKING GARAGE  
GATLINBURG, TENNESSEE

December 15, 1999  
Page #1

SRA Architects, Inc.

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Metal Roof	Slate Gray 56-20 by "Englert"
Exterior Insulation and Finish System	White Linen #6050 by "STO"
Textured Coating on Pre-Cast Concrete	Special Ivory 96-T (LRU-57) by "Sonneborn"
Doors & doorframes	Paint to match roof color "Slate Gray"
Handrails	Paint to match Metal Roof

Window Frames

White

Block in Stairway

"Dusty Trail" 414-4 by  
Pittsburgh Paints

#### PARKING BOOTH

Roof

"Seaweed" 1054 by DuPont  
High Performance Coatings

Windows, Trim, Soffit

"Cirrus White" SW4012 by  
Sherwin Williams, System  
4000 Colors.

Lower Wall Panels

"Tannery" SW4003 by  
Sherwin Williams, System  
4000 Colors.

Delea Patterson, AP/Purchasing  
City of Gatlinburg  
1230 Parkway East  
P.O. Box 5  
Gatlinburg, TN 37738

**RE: Painting of Parking Garage.**

The specifications for the above-mentioned items have been reviewed and the following is offered for painting (total to include all necessary hardware and labor) for the Gatlinburg Parking Department McMahan Parking Garage per the specifications:

\$ \_\_\_\_\_  
**Painting of Parking Garage**

Estimated Days for delivery after bid awarded \_\_\_\_\_.

If offering Equivalent models, please note in Deviations section below.

All bids are to include delivery to a specified location in Gatlinburg.

Any deviations from these specifications are listed below (use back if necessary).

DEVIATIONS YES\_\_\_\_ NO\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

### Bidder Contact Information:

Signed/

Date

Name (Print)

Telephone

Company Name

Fax Number

Address

Email

City

State

Zip

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 (specify)