



INVITATION TO BIDDERS

The City of Gatlinburg is accepting sealed bids for the replacement of two HVAC units at the Gatlinburg Community Center. Detailed specifications are contained in Technical Specifications of this bid packet.

Bids will be sent to 912 East Parkway or P.O. Box 5, Gatlinburg, Tennessee, 37738 or can be walked in at City Hall, 1230 Parkway East, until **2:30 p.m., March 19, 2026**, at which time they will be publicly opened and read aloud.

All bids must be enclosed in a sealed envelope with the bidder's name, address, bid opening date and time, and the quotation "**Gatlinburg Community Center HVAC units**" stated clearly on the outside.

Bid specifications will also be available on the City of Gatlinburg website at www.gatlinburgtn.gov under "Bid Opportunities". This bid tab is located on the center of the main page.

Any technical questions regarding the equipment specifications should be directed to Austin Funderburg, Gatlinburg Community Center Manager.
Austin's email is AustinF@gatlinburgtn.gov

For questions concerning the Bid Documents, Bidders may contact City of Gatlinburg, Delea Patterson, AP/Purchasing at 865-436-1409 or Fax 865-436-6464 or deleap@gatlinburgtn.gov.

Neither a bid bond nor a performance bond will be required for this bid invitation.

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

Vendors must possess all the necessary licenses and insurances necessary for performing this type of project.

Prospective bidders are encouraged to provide bids on any or all of the materials listed within this bid. The City of Gatlinburg reserves the right to select the bid, a portion of the bid, or multiple bids that are deemed most favorable to the best 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 those 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.

An 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.

Any technical specifications for materials (manufacturer's information) and products must accompany bid.

The successful bidder agrees to provide the materials specified at the bid prices for a period of time as indicated on the bid form.

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 and 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, the contractor certifies and warrants it will comply with this policy.

The estimated minimum quantities provided are intended be purchased by the City of Gatlinburg for work scheduled to be performed for a specific project. Additional quantities of these items may also be purchased under this bid pricing as needed by the City within the time period specified on the bid form.

Technical Specifications
Gatlinburg Community Center HVAC units (two)

Replace two Trane split heat pump units using new 5-ton split heat pumps with 15KW heater.

- Units shall be Trane, Carrier, Daikin, Lennox, or Rheem (or equal) minimum 14.3 SEER2
- Connect to existing duct and electrical systems with minor modifications
- Install return air smoke detectors and programmable thermostats
- Outdoor units shall be located on the existing pad at rear of building
- Fully clean and flush refrigerant lines and confirm correct sizing for A2L refrigerant
- Prove 1-year parts and labor warranty (additional warranty from MFG)
- Perform full start up and system performance check

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

RE: Bid for Gatlinburg Community Center HVAC units

We have reviewed the Invitation to Bid and Specifications and offer the following pricing:

\$_____ Lump Sum including all equipment, labor, start-up and warranty.

We understand quantities purchased may be more or less than the above quantities for a period of (90) ninety days from the date of this bid at this price.

Any Alternates/Deviations from the Specifications are listed Below:

DEVIATIONS: __YES__NO

Signed/_____

Name (Print)

Date

Company Name

Telephone Number

Address

Fax Number

City State Zip

Email

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)_____

Vendor List

Bid for Gatlinburg Community Center HVAC units

(This Bid is open to all qualified bidders, regardless of whether they are listed below)

John Butler, President
2503 W Beaver Creek Dr.
Powell, TN 37849
jbutler@archerac.com
(865)859-9082 commercial
(865) 859-0630 residential
(865) 859-9110 fax

Julie LeNeve
Tennessee Elite Contracting LLC
2830 Florence Dr
Pigeon Forge, TN 37863
julie@tennessee-elite.com
(865) 654-1069

Williams Heating and Cooling
2472 Old Newport Hwy
Sevierville, TN 37876 United States
holli@williamsheatingandcooling.com
(865) 453-1362

The Cherokee Group
1866 Country Meadows Dr
Sevierville, TN 37862
service@thecherokeegroup.net
(865) 428-6919

Pioneer Heating, Cooling, Plumbing, Electrical
4604 Mill Branch Lane
Knoxville, TN 37938
[\(865\) 351-1702](tel:8653511702)
info@pioneercomfort.com

Ridge Valley Heat and Air
1533 Denton Rd
Sevierville, TN 37862
ridgevalleyservice@gmail.com
865-428-6491