



**THOMPSON
& LITTON** EST.
1956

ENGINEERS ARCHITECTS SURVEYORS

**KINGSPORT AQUATIC CENTER
CITY OF KINGSPORT, TENNESSEE
T&L PROJECT NO. 19562**

Appendix A - Scope of Services

Thompson & Litton, Inc. (T & L) will provide professional architectural design services, bidding assistance, and construction contract administration services relating to the renovations to the Kingsport Aquatic Center located at 1820 Meadowview Parkway, Kingsport, TN 37660, for the City of Kingsport (Client).

The estimated cost of construction is \$2,115,000.00. The construction is expected to occur during the pool closures in the latter half of 2026 with completion prior to the opening of the pools to the public in the spring 2027.

Project Scope

A. Competition Pool

I. Plaster

1. Remove and replace the existing plaster walls and bottom – New Oyster Plaster.

II. Tile

1. Remove the existing upper waterline 1x1 blue tile and replace with two (2) new 2x2 blue tiles (Lighter Blue). (6 inch is acceptable but may need cutting.)
2. Remove the existing lower white under gutter tile and replace with one (1) new 2x2 white tile.
3. Remove the existing bottom black and blue racing lines and replace them at the same locations with new 2x2 black and darker blue tiles.
4. Remove the existing wall black crosses at the ends of the pool and replace at the same locations with new 2x2 black tile.
5. Remove the existing water depth markers on the wall and replace with new water depth markers – Keep the water depth markers on the concrete walking surface.
6. Remove the existing tile at the bottom expansion joints and provide new 2x2 white tile on both sides of the expansion joints.



7. Provide new black (Or off-white to blend with plaster) 2x2 wall tile (width of the bulkhead) at up to six (6) locations on each side to protect the walls from the bulkheads.

III. Edge Treatments

1. Replace main drain covers.
2. Remove and replace the water level edge treatment – Color to be determined.
3. Remove and replace the upper edge treatment – Color to be determined.

IV. Miscellaneous Items

1. Remove and replace the existing pool grating/gutter – Color to be determined (Stainless steel pieces to remain).
2. Remove and replace the existing pool lighting fixtures – Provide flat LED fixtures.
3. Re-caulk the expansion joints with Laticrete Latisil plus primer and backer rod product.
4. Clean the bulkheads.
5. Replace the hydrostatic valves.
6. Replace the chlorinators/chlorine inlets.
7. Replace main drain covers.
8. Acid clean the new plaster.

B. Warming Pool

I. Plaster

1. Remove and replace the existing plaster walls and bottom – New Oyster Plaster.

II. Tile

1. Remove the existing lower white tile and replace with one (1) new 2x2 white tile.
2. Remove the existing water depth markers on the wall and replace with new water depth markers – Keep the water depth markers on the concrete walking surface.
3. Remove the existing top step 1x1 white tile and black step edge pieces and replace with new 2x2 slip resistant white tile and black edge pieces – Replace the other existing step black edge pieces with new black edge pieces.
4. Remove the existing ramp 1x1 white tile and replace with new slip resistant 2x2 white tile – Provide new 2x2 slip resistant tile down the 2nd rail.
5. At the ramp, remove the existing blue tile on the pool side and replace it with new black 2x2 tile.
6. Provide new black racing lines with 2x2 black tile – Match the competition pool, Including the end walls.



III. Edge Treatments

1. Remove and replace the water level edge treatment – Color to be determined.
2. Remove and replace the upper edge treatment - Color to be determined.

IV. Miscellaneous Items

1. Remove and replace the existing pool grating/gutter – Color to be determined.
2. Remove and replace the existing pool lighting fixtures – provide flat LED fixtures.
3. Add a recessed eye hook on the opposite side of the pool from the ramp.
4. Replace the hydrostatic valves.
5. Replace the chlorinators/chlorine inlets.
6. Repair or replace main drain box – Known crack.
7. Acid clean the new plaster.

C. Play Pool

I. Plaster

1. Remove and replace the existing plaster walls and bottom – New Oyster Plaster.

II. Tile

1. Remove the existing upper 1x1 blue tile and replace it with new 6x6 blue tile (Lighter blue).
2. Remove the existing water depth markers on the wall and replace with new water depth markers – keep the water depth markers on the concrete walking surface.
3. Remove the existing black step edge pieces and add new 2x2 slip resistant white tile and black edge pieces on the top step – Replace the other step edge pieces with new black edge pieces.
4. Remove the grout at the 1x1 blue (Walls and Top) and white splash pad tiles and replace with new grout.
5. Retile with new 6x6 inch tile, replacing all blue 1x1 tile – Patterned or other design.

III. Miscellaneous Items

1. Remove and replace the existing pool lighting fixtures – Provide flat LED fixtures.
2. Replace the hydrostatic valves.
3. Replace the chlorinators/chlorine inlets.
4. Replace the equalizers.
5. Replace three (3) water play jets.



6. Paint the play structure.
7. Acid clean the new plaster.

D. Leisure Pool

I. Plaster

1. Remove and replace the existing plaster walls and bottom – New Kona Coast (Quartz) Plaster.

II. Tile

1. Remove the existing wall 1x1 blue tile and replace it with new 6x6 blue tile (Lighter blue tile).
2. Remove the existing grout at the bottom blue 1x1 tile and provide new grout.
3. Remove the existing white 1x1 tile and replace it with new 2x2 white tile. (Below gutter at walk-in)
4. Remove the existing white 1x1 tile and replace it with new 2x2 white tile. (Above gutter at walk-in)
5. Remove the existing water depth markers on the wall and replace with new water depth markers – keep the water depth markers on the concrete walking surface.
6. Replace current white / in pool floor depth marker line with dark blue 2x2 tile in three areas.

III. Miscellaneous Items

1. Remove and replace the existing pool lighting fixtures – Provide flat LED fixtures.
2. Existing pool grating/gutter to remain.
3. Replace the plexiglass at the slide in the middle.
4. Add recessed eye hooks at five (5) locations.
5. Replace the chlorinators/chlorine inlets.
6. Replace the equalizers.
7. Paint play features with chlorine appropriate paint/coating.
8. Tie in current blue 1x1 tile into new 6x6 tile at zero depth entrance.
9. Acid clean the new plaster.

E. Lazy River

I. Plaster



1. Remove and replace the existing plaster walls and bottom up to the waterline – New Kona Coast Plaster (Quartz) with a larger aggregate/pebble.

II. Tile

1. Add new 6x6 blue tile (Lighter blue) at the waterline – Inset in the new plaster and provide the new “high performance coating” above.
2. Remove the existing water depth markers on the wall and replace with new water depth markers – Keep the water depth markers on the concrete walking surface.
3. Remove the existing black step edge pieces and add new 2x2 slip resistant white tile and black edge pieces on the top step – Replace the other edge pieces with new black edge pieces.
4. Remove the existing white 1x1 tile and add new 2x2 white tile at the wall inset where the pool grating/gutter is located.
5. Provide new 2x2 white tile on both sides of the expansion joints.

III. Miscellaneous Items

1. Remove and replace the existing pool grating/gutter – Color to be determined.
2. Remove and replace the existing pool lighting fixtures – Provide flat LED fixtures.
3. Re-caulk the expansion joints and Laticrete Latisil plus primer and backer rod product.
4. Replace the chlorinators/chlorine inlets.
5. Replace the equalizers.
6. Acid clean the new plaster.

F. Equipment Room

I. Miscellaneous Items

1. Remove and replace the existing PVC chlorine lines. Also remove and replace the support brackets which are tied back to the structure above. Provide new Schedule 80 PVC piping and connections.

T&L Scope of Services

- A. T&L will provide construction documents (plans and a project manual) for the above detailed project understanding that are suitable for competitive bidding purposes and permit acquisition. The project will be advertised according to the City of Kingsport purchasing requirements. T&L will also assist in the bidding process and the construction contract administration phase. Construction Phase services will be consistent with the services outlined under section 3.6 of the



AIA B101 Standard Form of Agreement Between Owner and Architect. Services include two site visits during the construction documents phase, one pre-bid meeting and one bid-opening, and four site visits during the construction contract administration phase, one substantial completion review visit by the Architect.

- B.** Client agrees to pay T&L as compensation for its services a lump sum fee of \$139,529.00 (One Hundred and Thirty-Nine Thousand, Five-Hundred and Twenty-Nine and 00/100 Dollars), which includes expenses such as printing costs, travel time, and mileage as outlined in the scope above. Permits, State/Local/Federal fees, special testing, and any other associated costs not included in the scope outline above are not included.
- C.** T&L will submit monthly progress billings for services, as they are rendered. Client agrees to make prompt monthly payments in response to Thompson & Litton's billing.
- D.** Schedule is as follows:
 - a. Construction Documents & Review Phase: 100 Days after notice to proceed
 - b. Bidding Administration: 30 Days after CD & Review Phase Completion
 - c. Construction Administration: 160 Days after contractor received notice to proceed